

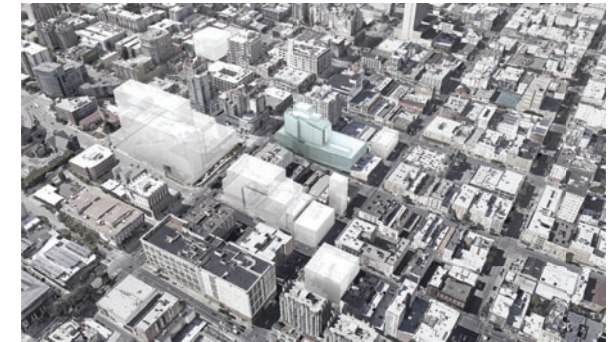
**W-B**<sup>TM</sup>  
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# 1200 Van Ness

Planning Commission Hearing  
23 September 2021

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# Project Site



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# Project Site



Van Ness Avenue & Post Street



Van Ness Avenue & Hemlock Street

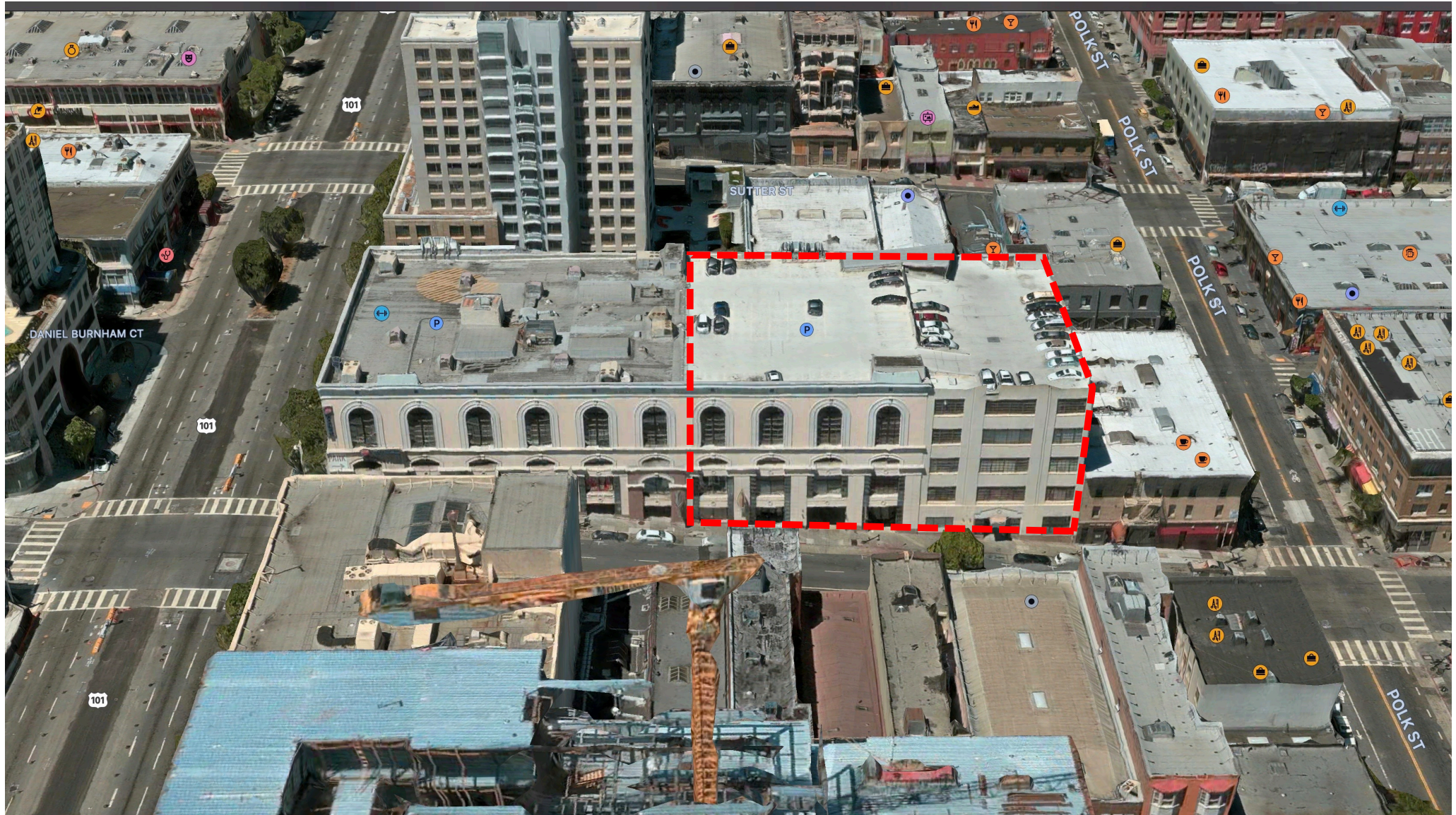
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## 1200 Van Ness Avenue

**Replaces** existing low-rise building complex containing:

- Above-ground parking garage with 192 spaces
- Just over 100,000 square feet of health service, retail and gym space



# Project Summary

- **Proposed development** is designed to improve the site with a mix of uses, including residential, instead of restoring and maintaining existing exclusively commercial uses:
  - 107 new Dwelling Units (none currently exist)
  - Retail fronting Van Ness and Post
  - Health service uses in building podium
  - Podium-top restaurant space over Van Ness
  - Below-grade accessory parking spaces restricted to residential and health service use tenants



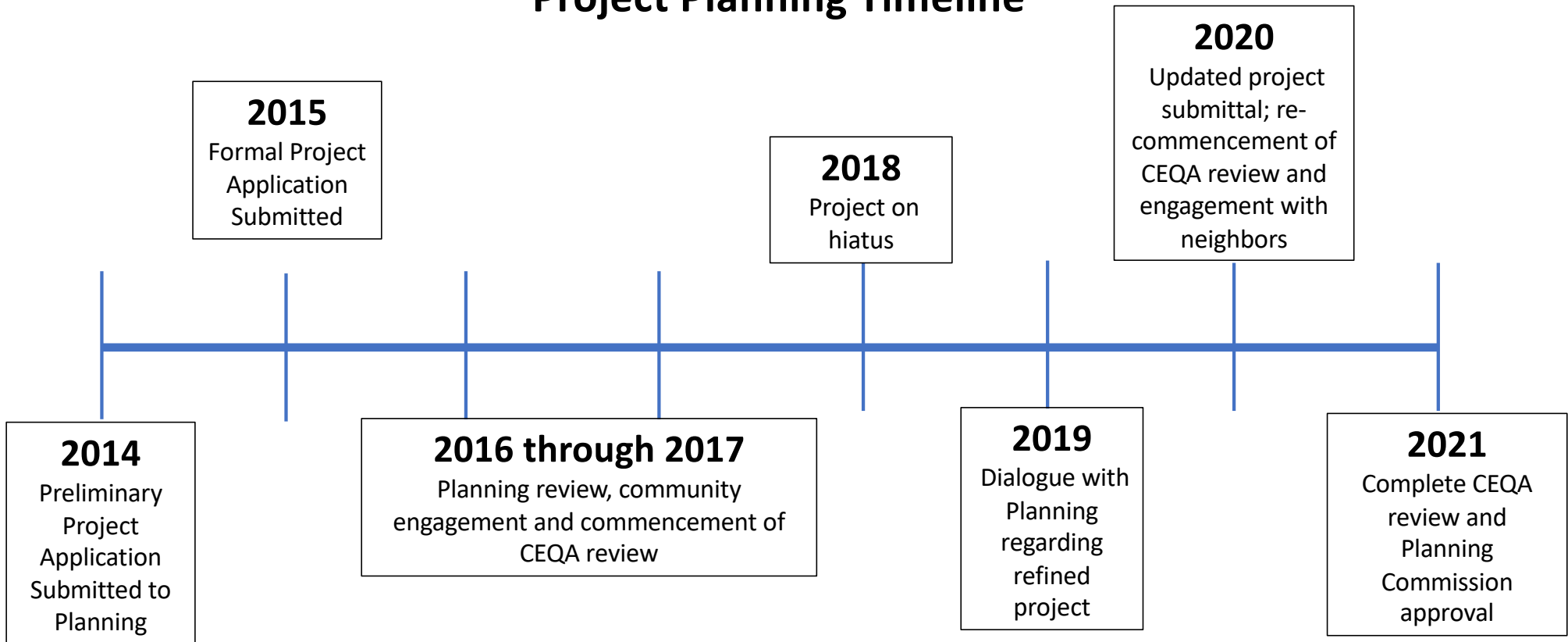


3 to 1 Ratio

**Project meets the “3 to 1” residential to non-residential use requirements of the Planning Code for the Van Ness Corridor.**



# Project Planning Timeline





# 1200 Van Ness Avenue

## 2016 Community Feedback

- More housing
- Less parking
- Shift tower location
- Link Van Ness and Polk Street
- Improve conditions on Hemlock



# Neighborhood Feedback

## #1 More housing

### ✓ 23 more units than originally proposed

- Nearly 45% of units would have two bedrooms
- Added street-level units on Hemlock



# Neighborhood Feedback

## #2 Reduce parking

- ✓ **64 fewer spaces than initial proposal**
- ✓ **Less than permitted by Planning Code**
  - **0.5 spaces per apartment (1 car for every 2 apartments)**
    - Same as allowed in downtown SF
  - **Approximately one space per 500 sf of Health Services Med Office (Code permits one space per 300 sf)**
  - **No parking for retail or restaurant uses**



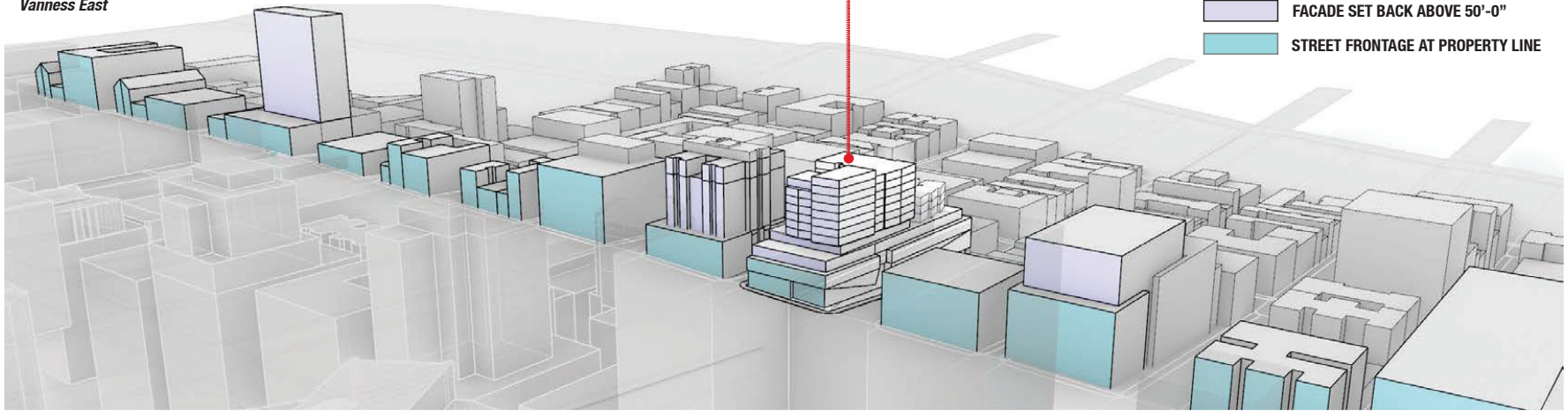
## Neighborhood Feedback

### #4 Improve Pedestrian Experience

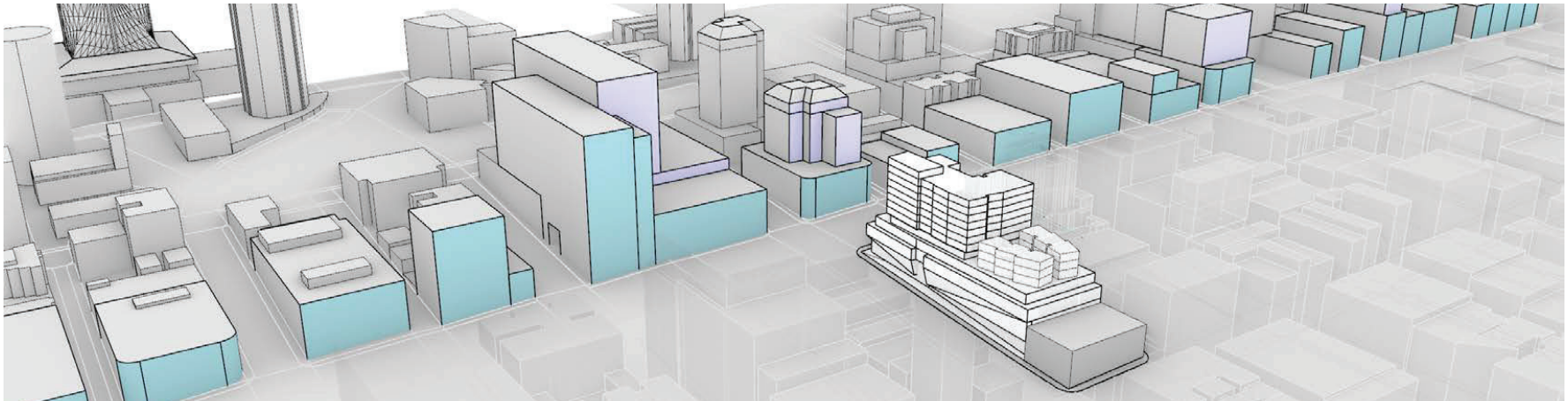
- Sidewalk Improvements
- Protecting Polk Street from cars
- Creating a link between Van Ness and Polk with ground floor uses on both Post and Hemlock
- Collaboration with Lower Polk Neighbors for future improvements to Hemlock
  - Project will contribute \$400,000 to LPN intended to fund future improvements to Hemlock
  - Sponsor team to collaborate with LPN on refinements to project at building permit phase to further improve project's Hemlock frontage
  - Project will contribute \$75,000 to LPN for neighborhood public space programming during construction

# Surrounding Building Heights

*Vanness East*



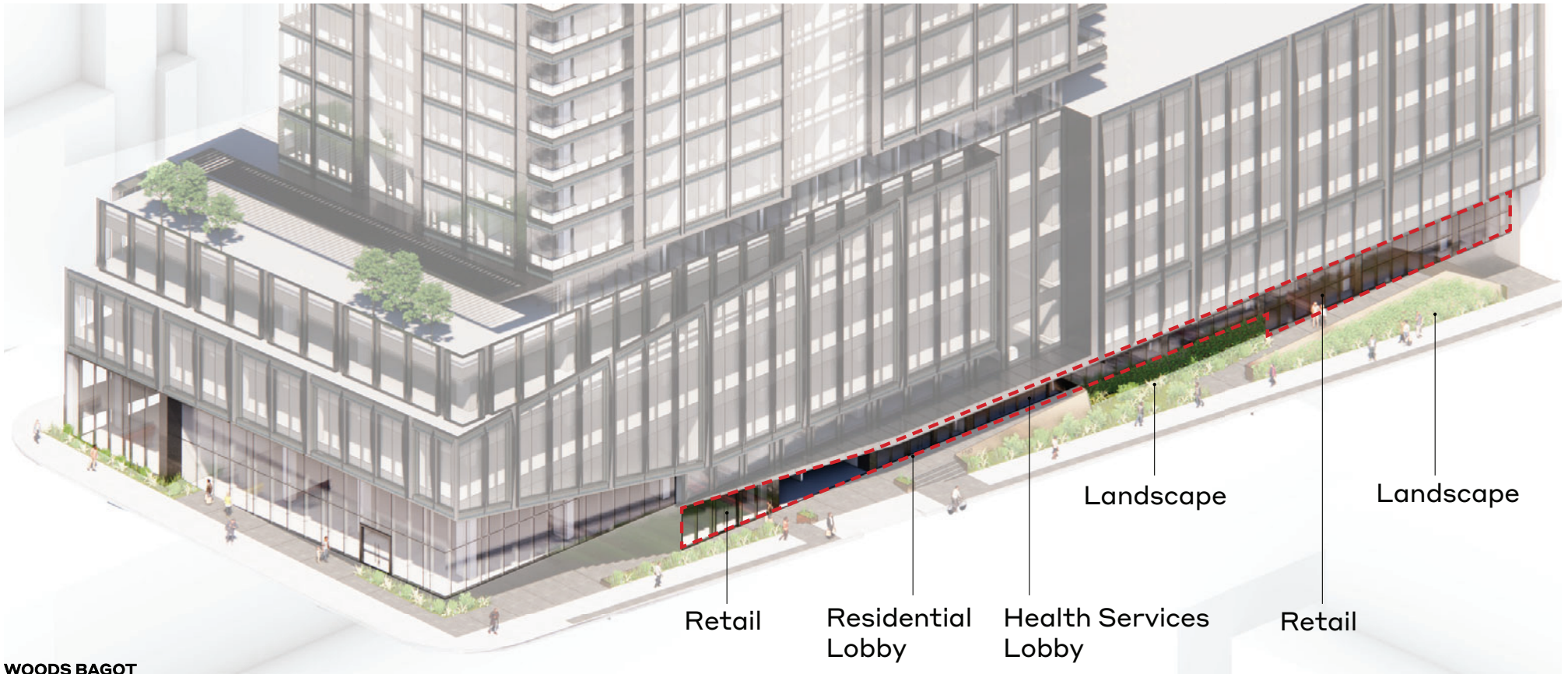
*Vanness West*



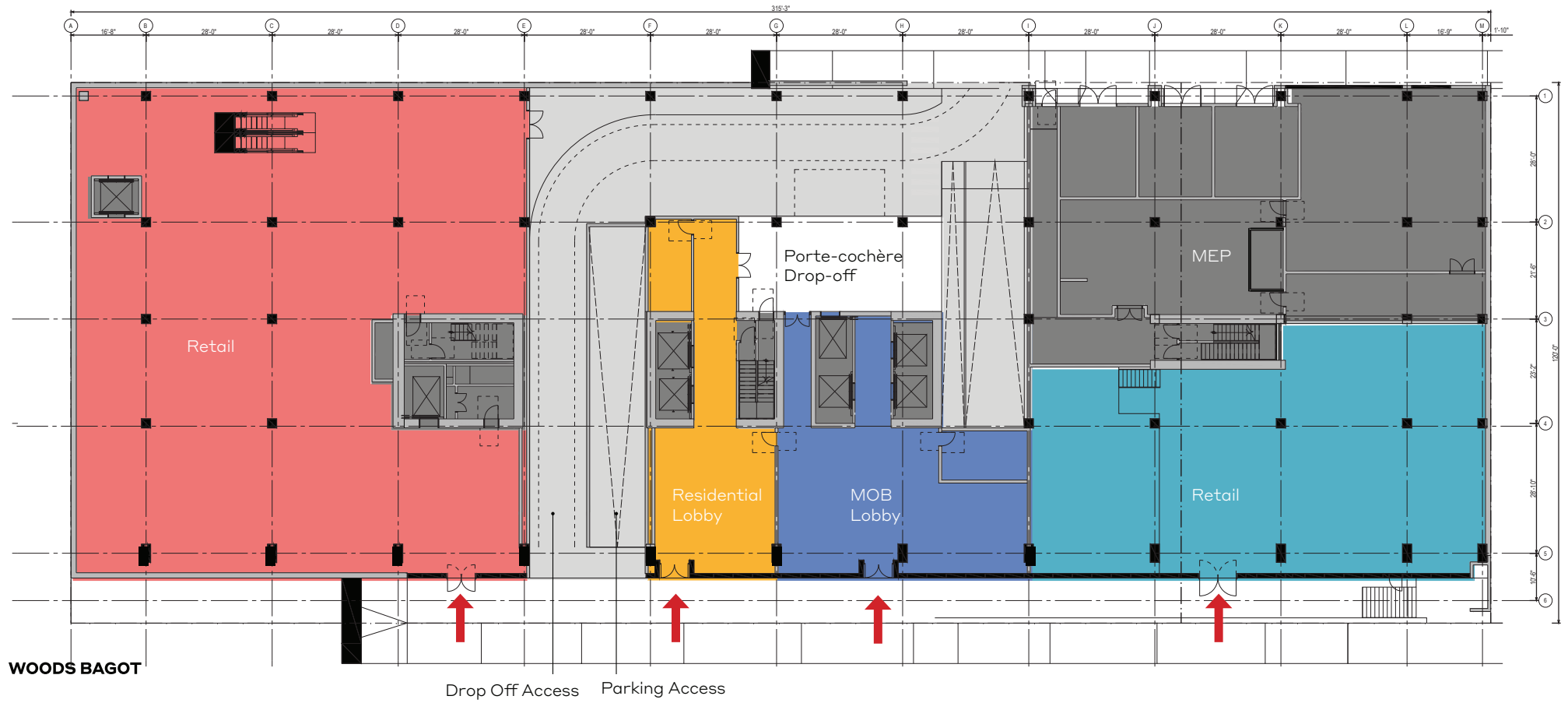
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# Ground Level Activation

# Post Street: Ground Level Active Uses



# Post Street: Ground Level Active Uses





## Van Ness : Ground Level Active Uses

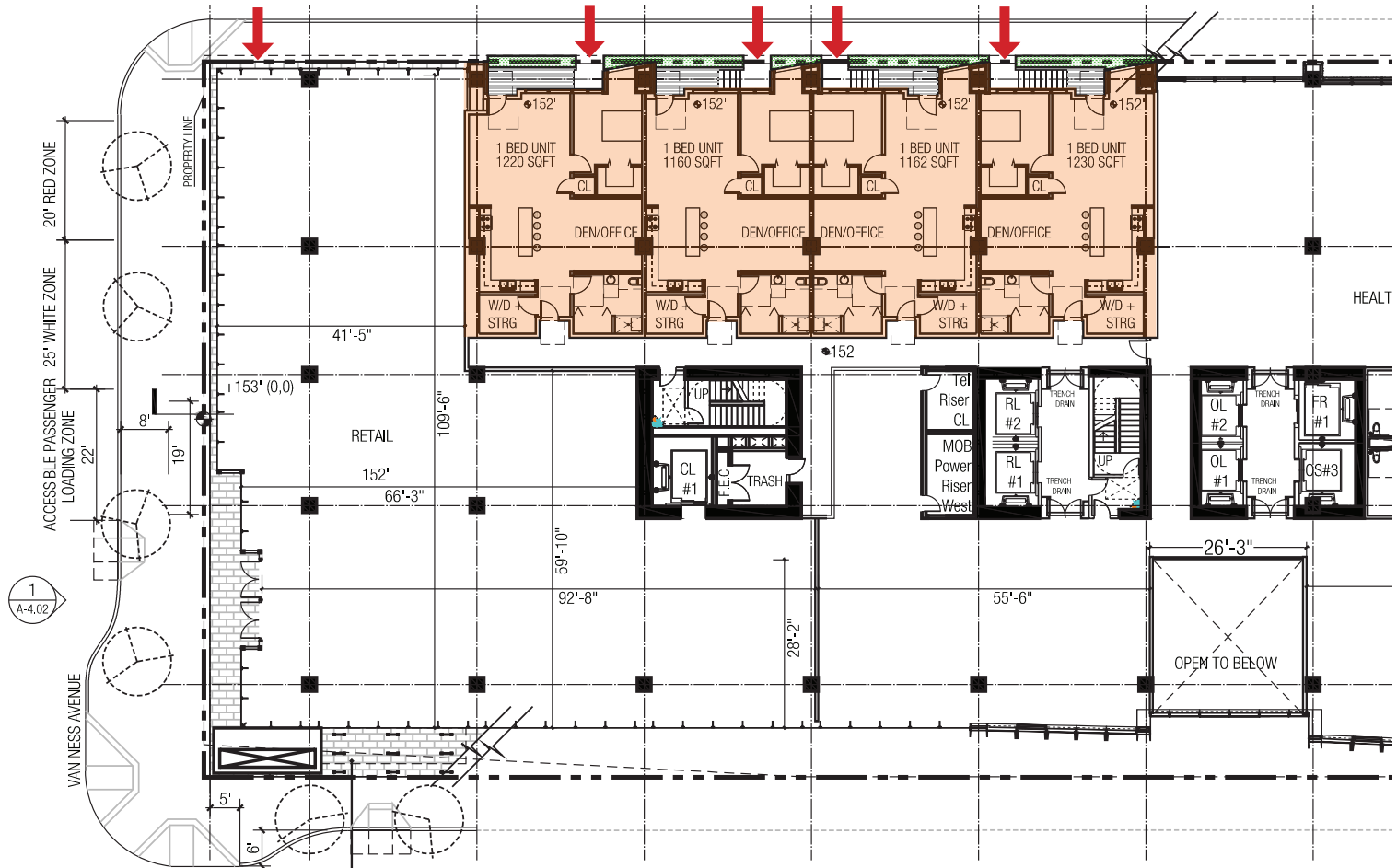


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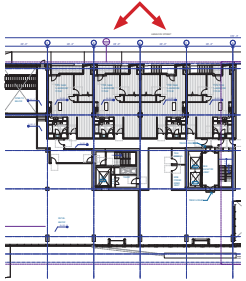
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# Hemlock Alley

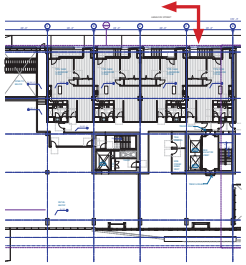
# Hemlock Alley: Ground Level Active Uses



# Hemlock Alley: Ground Level Active Uses



# Hemlock Alley: Ground Level Active Uses



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# Facade



# Historic





# Contemporary





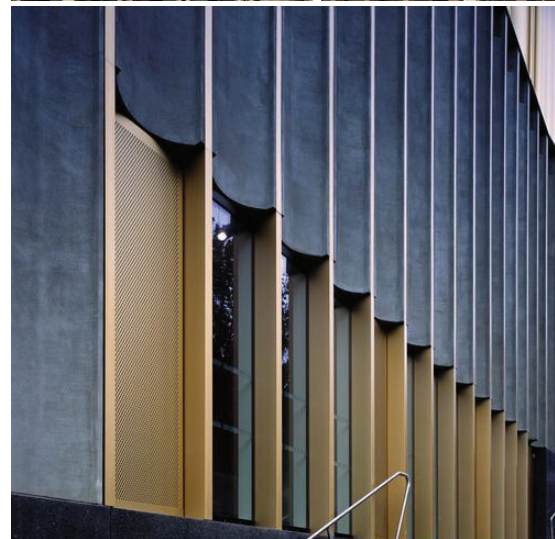
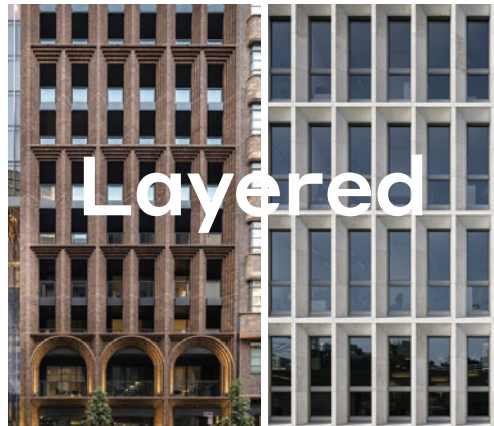
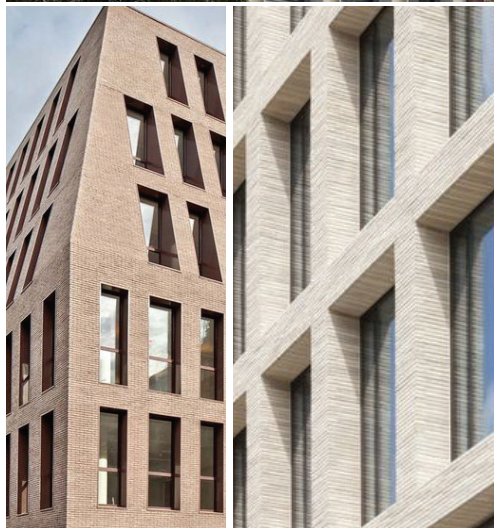
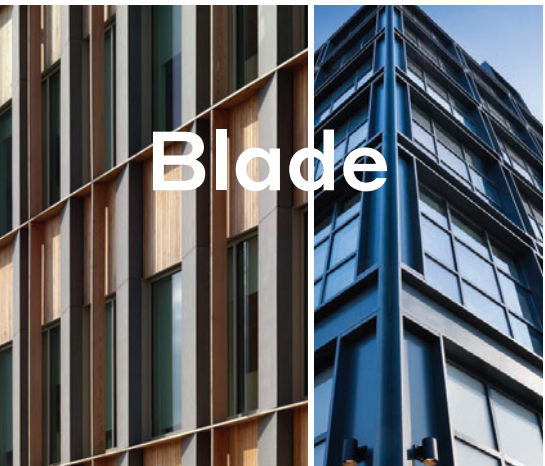
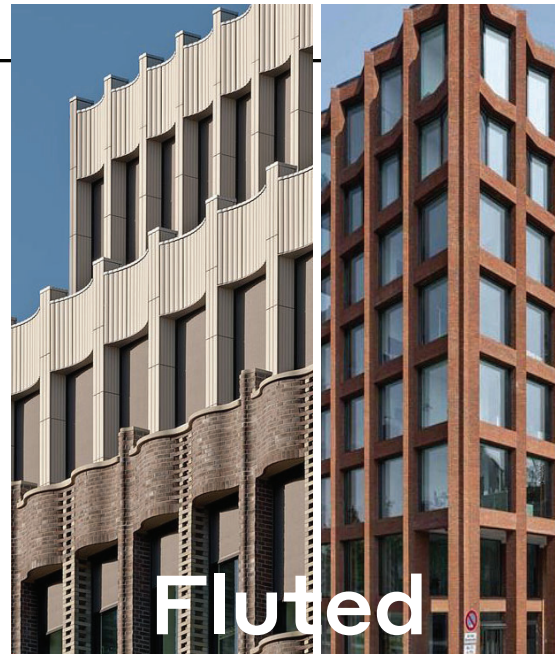
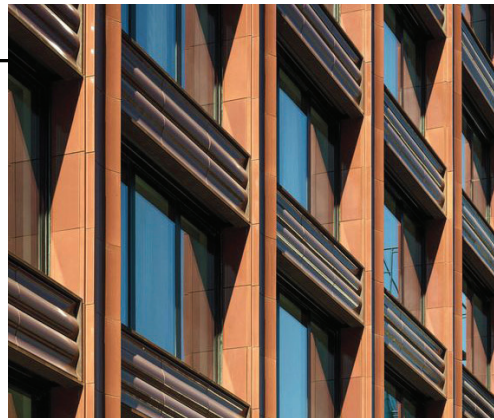
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# Massing / Articulation



# Scale Variation Lift

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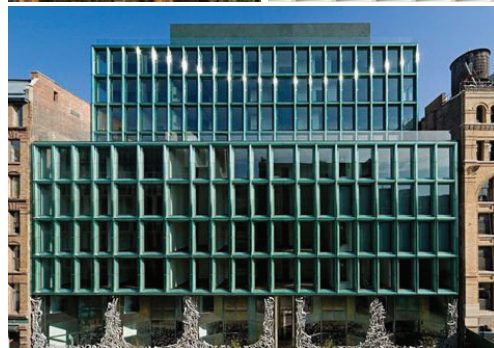
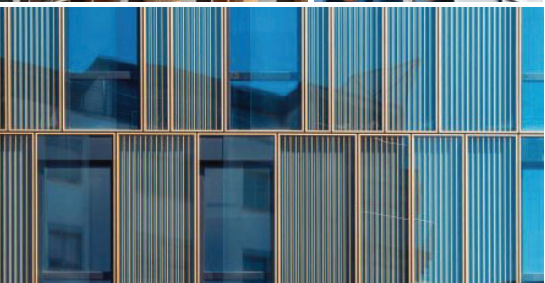


Blade

Punched

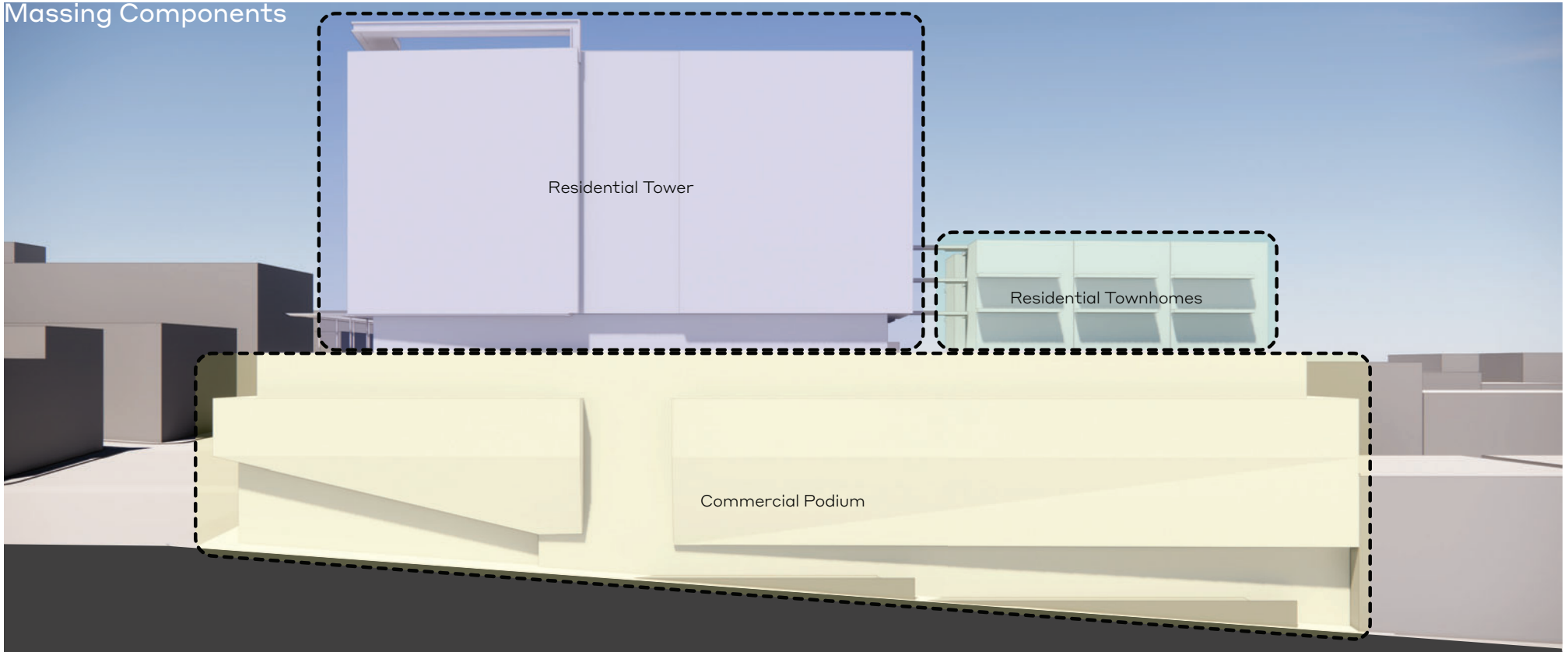
Layered

Fluted



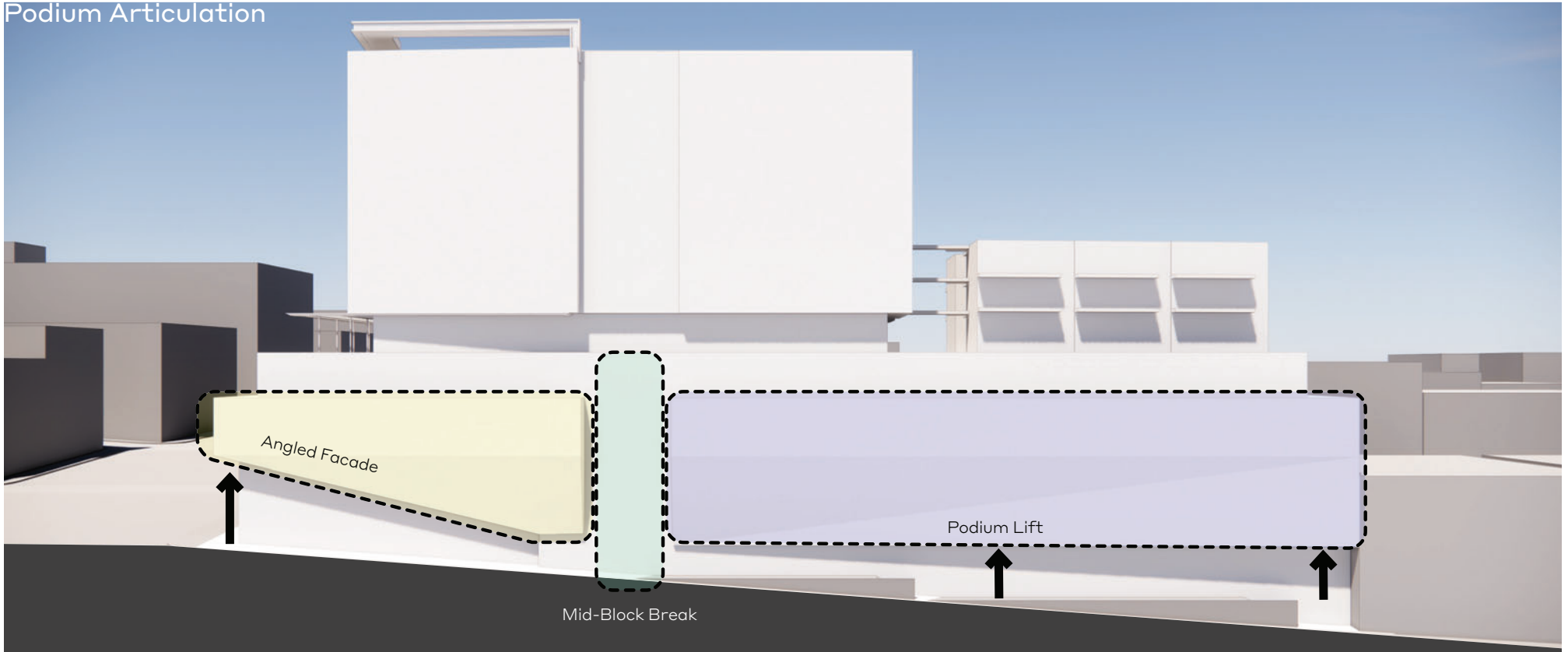
# Massing Concept

## Massing Components



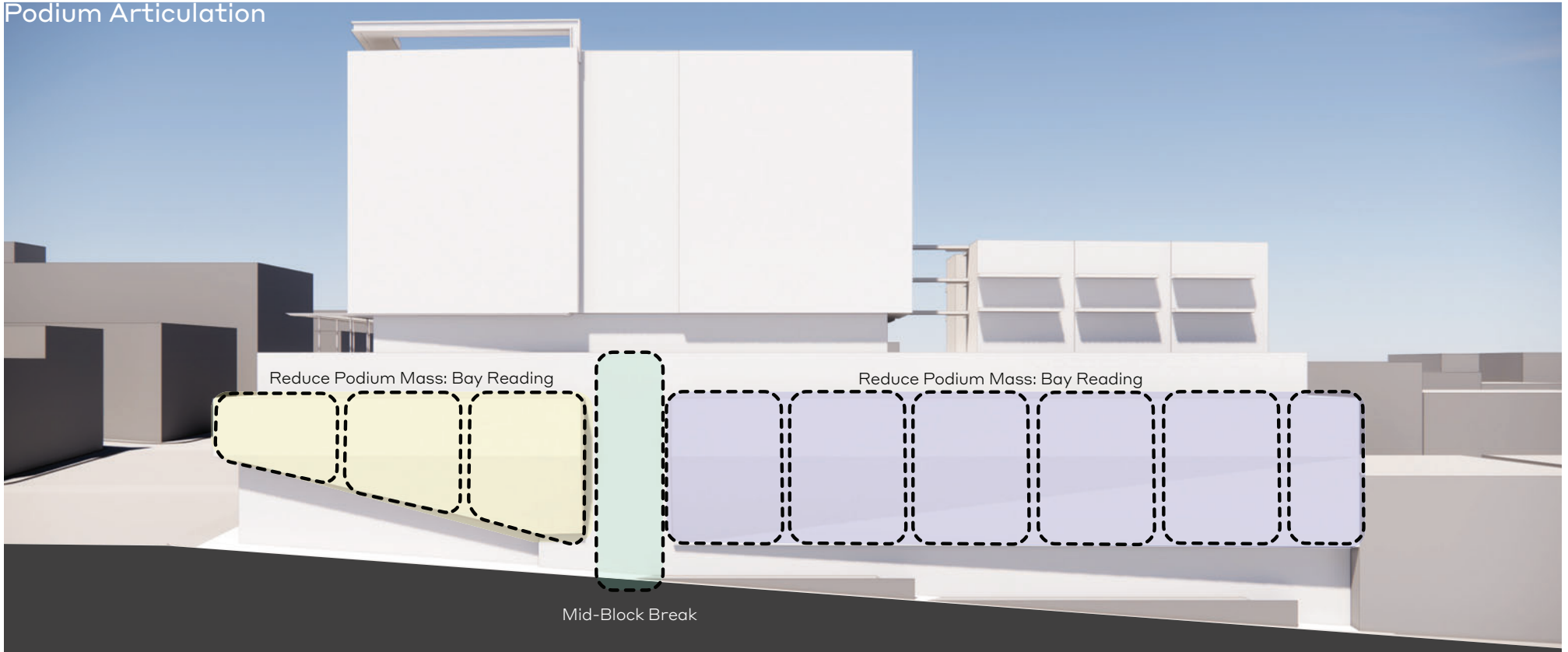
# Facade Articulation

## Podium Articulation



# Facade Articulation

## Podium Articulation

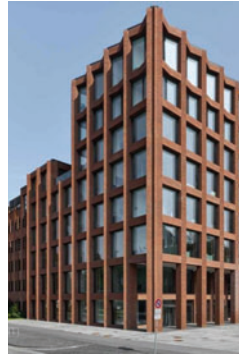
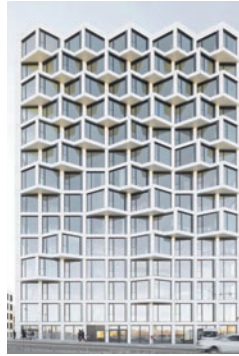


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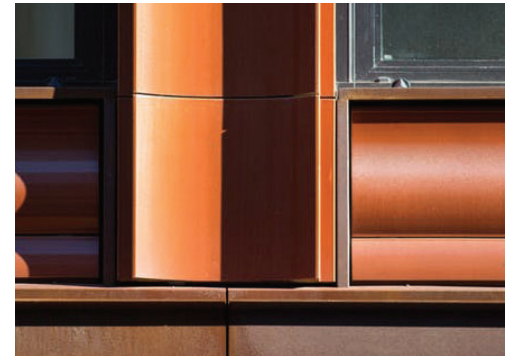
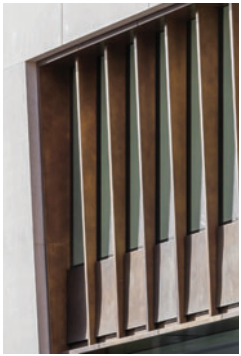
# Materiality

# Facade Materiality

## Transparency vs. Solidity



## Materiality



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# Facade Materiality

Red Terra Cotta + Charcoal Metal



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# Residential Tower



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Thank you