

ADJACENT PROPERTY
2451 HARRISON

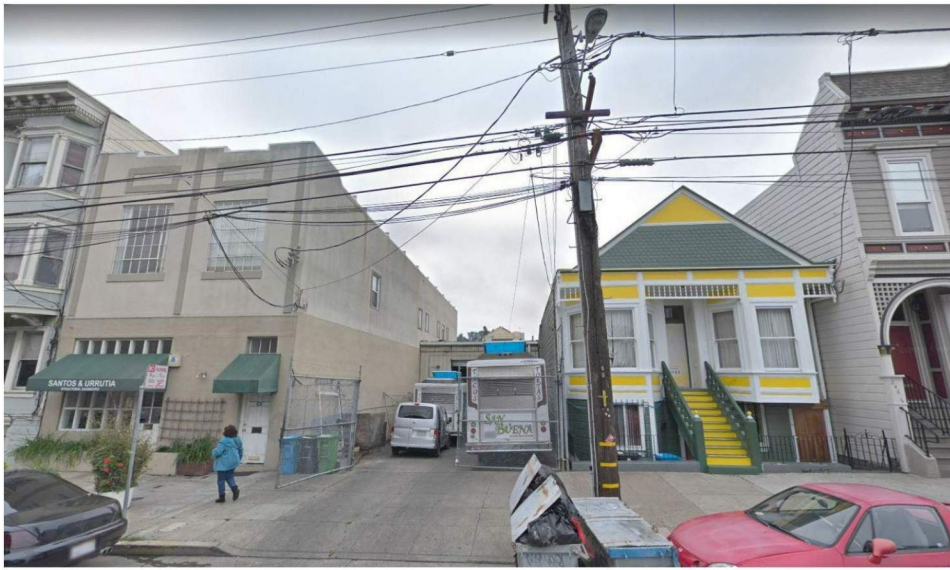
SUBJECT PROPERTY
2455 HARRISON

ADJACENT PROPERTY
2461 HARRISON

Zoning District: UMU
Bulk/Height: 48-X

km

2455 Harrison



ADJACENT PROPERTY
2451 HARRISON

SUBJECT PROPERTY
2455 HARRISON

ADJACENT PROPERTY
2461 HARRISON

Existing

Proposed

km

2455 Harrison



2405

2413

2415

2425

2449

2451

**2455 HARRISON
PROPOSED BUILDING**

2463

2467

2471

2475

2479

2483

VERT. PRIMARY ARTICULATION

HORIZ. PRIMARY ARTICULATION

'A' HISTORIC RESOURCE BUILDING
- 2455 RESPONDS TO HORIZ. DATUMS AT BOTTOM OF
ROOF & ENTABLATURE ON THIS FRONT FACADE, WHICH
WILL BE PRESERVED BY THIS HISTORIC STATUS

HORIZ. & VERT. ARTICULATION AT SIM. SCALE TO
NEIGHBORS

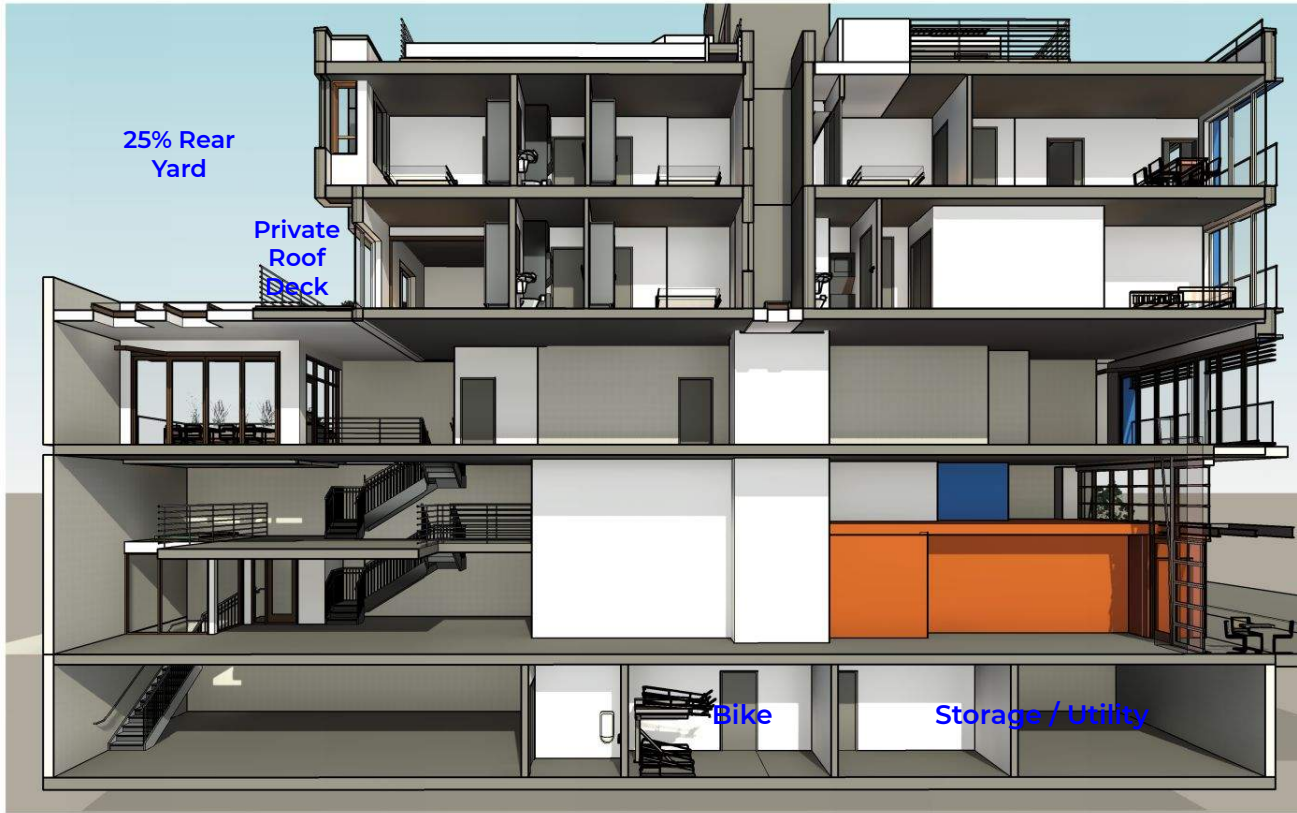
km

2455 Harrison

Rooftop:
Residential Roof
Deck

Floors 3-4:
(5) Dwelling
Units

Basement
- Floor 2:
Multi-story
Non-Life Science
Lab Use



(5) Dwelling Units:
3,689 GSF including
(2) Studios,
(1) 1-Bedroom,
(2) 2-Bedrooms

(1) Non-Life Science
Lab Tenant:
5,110 GSF over 3 floors

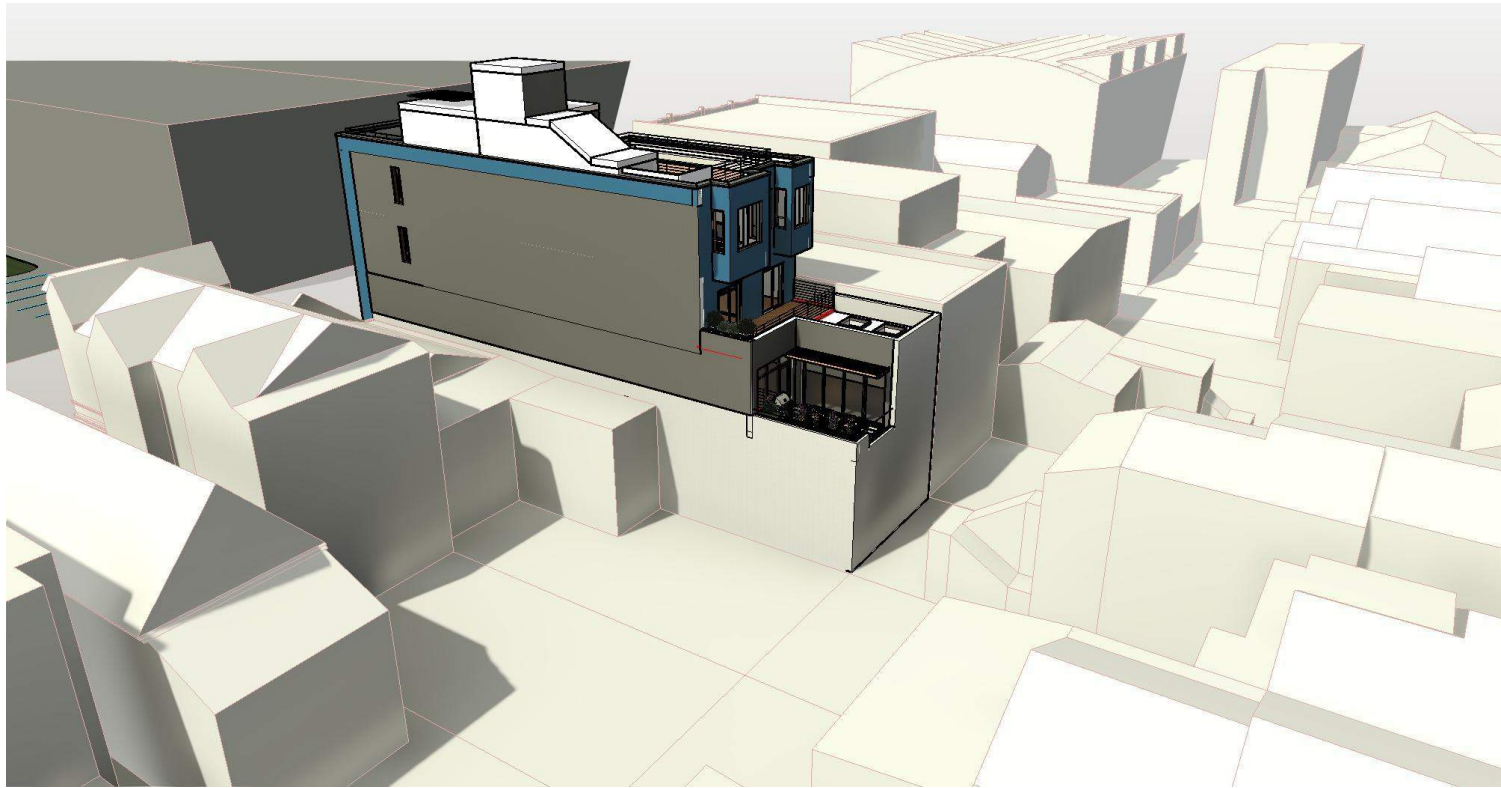
Basement Bicycle &
Accessory Storage
1,136 GSF

Total Building:
4-Story Mixed-Use
Building
11,125 GSF

Harrison Street

km

2455 Harrison



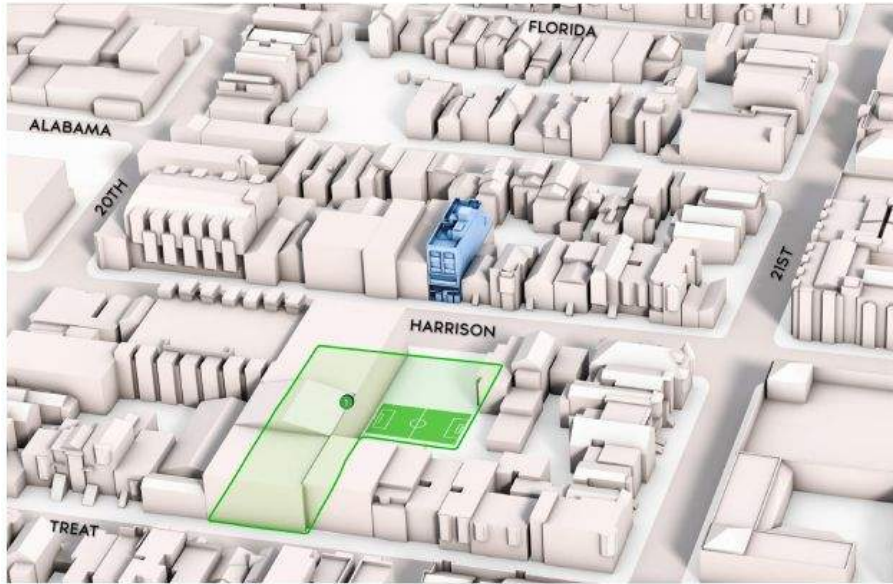
Perspective View of Building from Southeast

km

2455 Harrison

2455 HARRISON STREET PROJECT

Perspective View



LEGEND

- Existing Structures
- Existing Shadows
- 2455 Harrison Street Project
- Open/Public Spaces
- Mission Recreation Center

NO APPROXIMATE DATE OR TIME



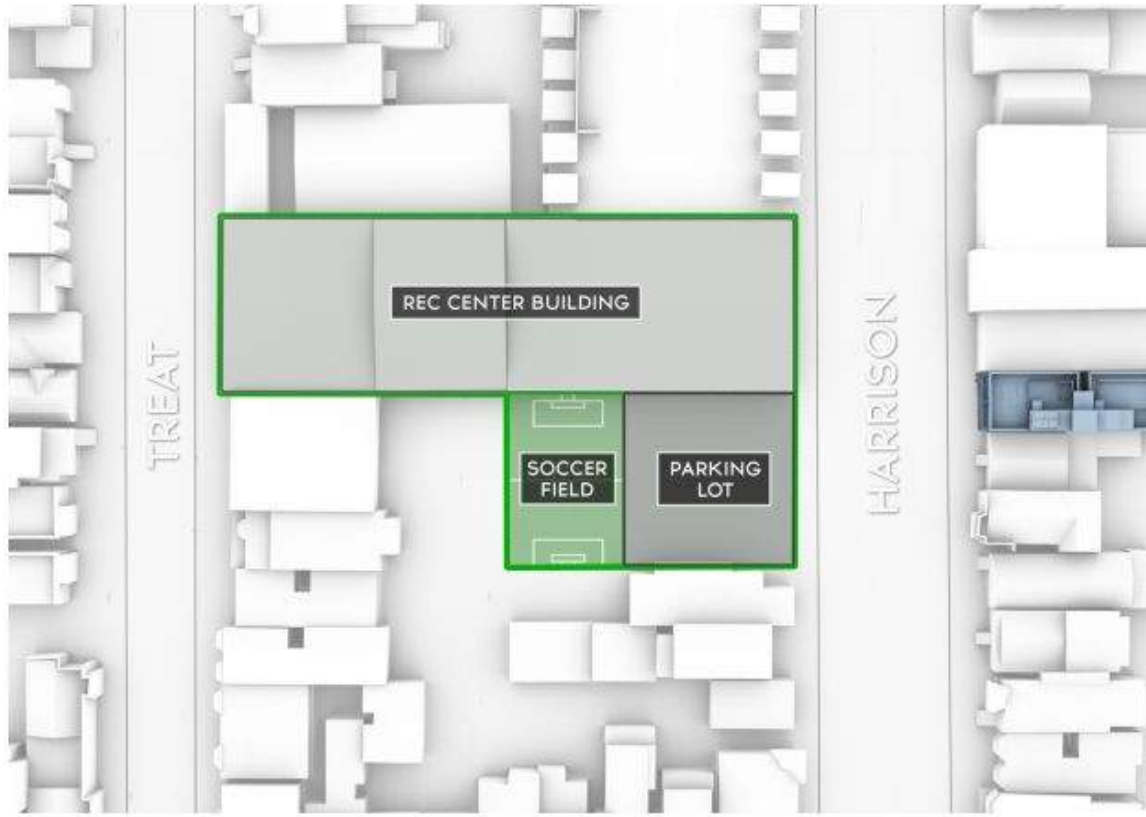
FASTCAST | 2455 HARRISON STREET PROJECT | JANUARY, 2020

Shadow Analysis Summary

Based on Shadow
Analysis Report
prepared by Fastcast in
February 2020



2455 Harrison



Shadow Analysis Summary

Based on Shadow
Analysis Report
prepared by Fastcast in
February 2020

Mission Center Hours

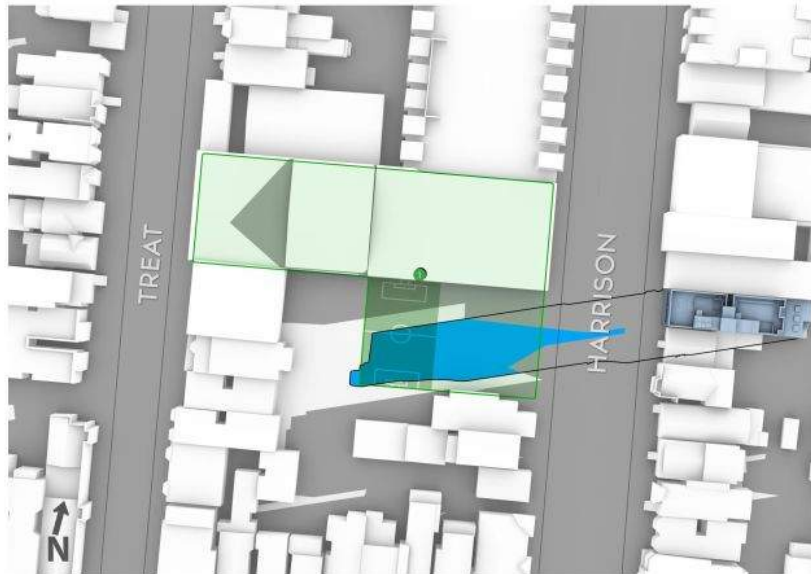
Tu-Fr - 9am - 9pm
Sa - 9am - 5pm
Su-Mo - Closed

km

2455 Harrison

2455 HARRISON STREET PROJECT - MAXIMUM SHADOW IMPACT BY AREA

July 19 (May 24 Mirror)



LEGEND

- Existing Structures
- Existing Shadows
- 2455 Harrison Street Project
- Proposed Project's Net New Shadow
- Open/Public Spaces
- Mission Recreation Center

JULY 19
(MAY 24 MIRROR)

7:16 AM

FASTCAST | 2455 HARRISON STREET PROJECT | FEBRUARY, 2020

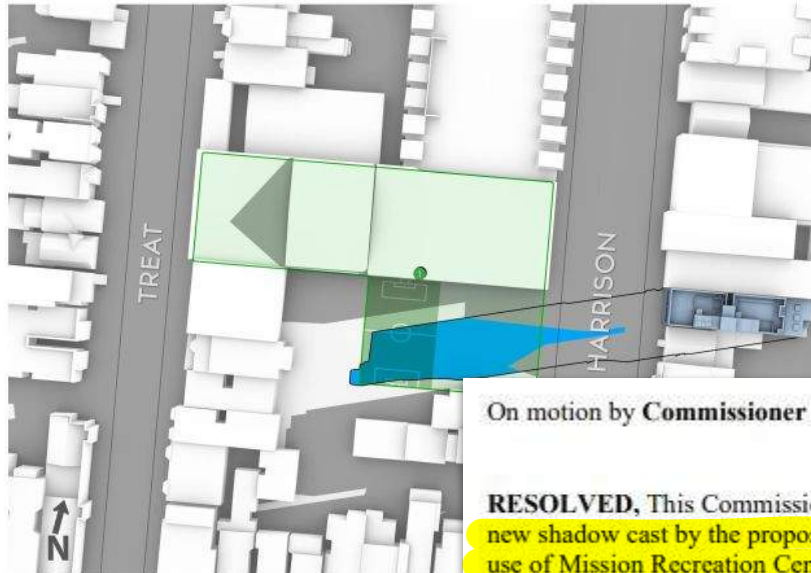
Figure 9. Largest new shadow cast on the Mission Recreation Center by the proposed project

Shadow Analysis Summary

- 3/3/2021 - Rec & Park Capital Committee **Unanimously** recommended for approval to Full Commission
- 3/17/2021 - Rec & Park Full Commission Hearing - Resolution approving, **unanimously** adopted

2455 HARRISON STREET PROJECT - MAXIMUM SHADOW IMPACT BY AREA

July 19 (May 24 Mirror)



On motion by **Commissioner Low** and duly seconded, the following resolution was unanimously adopted:

RES. NO. 2103-006

RESOLVED, This Commission does adopt a resolution recommending to the Planning Commission that the net new shadow cast by the proposed project at 2455 Harrison Street will not have a significant adverse impact on the use of Mission Recreation Center, as required by Planning Code Section 295 (the Sunlight Ordinance).

LEGEND

- Existing Structures
- Existing Shadows
- 2455 Harrison Street Project
- Proposed Project's Net New Shadow
- Open/Public Spaces
- Mission Recreation Center

FASTCAST | 2455 HARRISON STREET PROJECT | FEBRUARY, 2020

JULY 19
(MAY 24 MIRROR)

7:16 AM

Shadow Analysis Summary

3/3/2021 - Rec & Park Capital Committee
Unanimously recommended for approval to
Full Commission

3/18/2021 - Rec & Park Full Commission Hearing
- Resolution approving, **unanimously** adopted



PROPOSED LOCATION (SHOWN ORANGE)
FOR MURAL BY LOCAL ARTIST
- MURAL CAN WRAP CORNER

Thank You!

Architect - Kerman Morris Architects
Shadow Consultant - FastCast
Project Sponsors - Jonathan
Wickman & Aidan Fahey, Wickman
Development

km

2455 Harrison



4th Floor Plan

(2) Dwelling Units

km

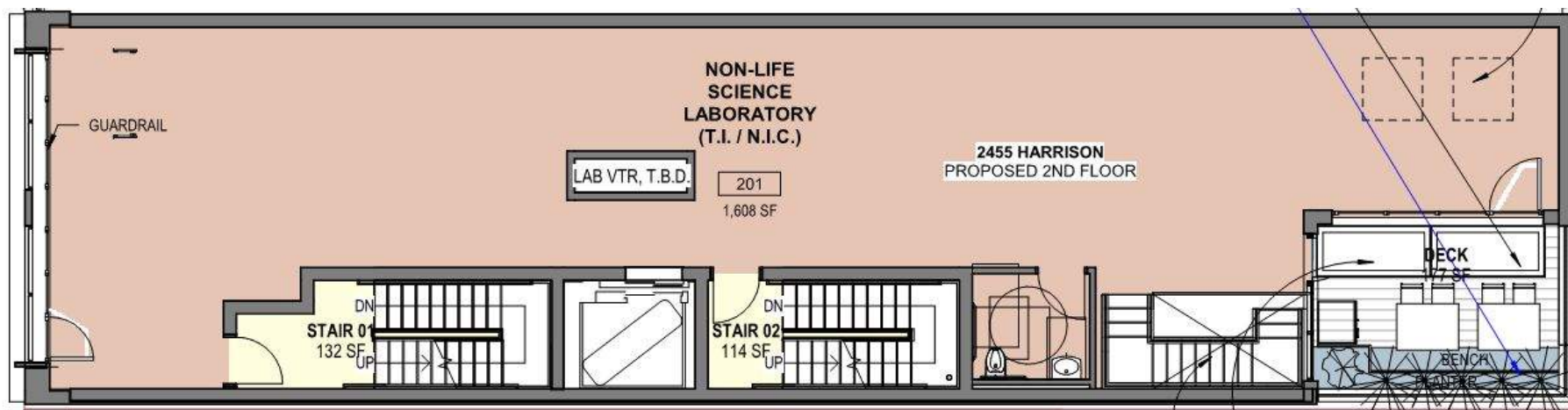
2455 Harrison



3rd Floor Plan
 (3) Dwelling Units

km

2455 Harrison

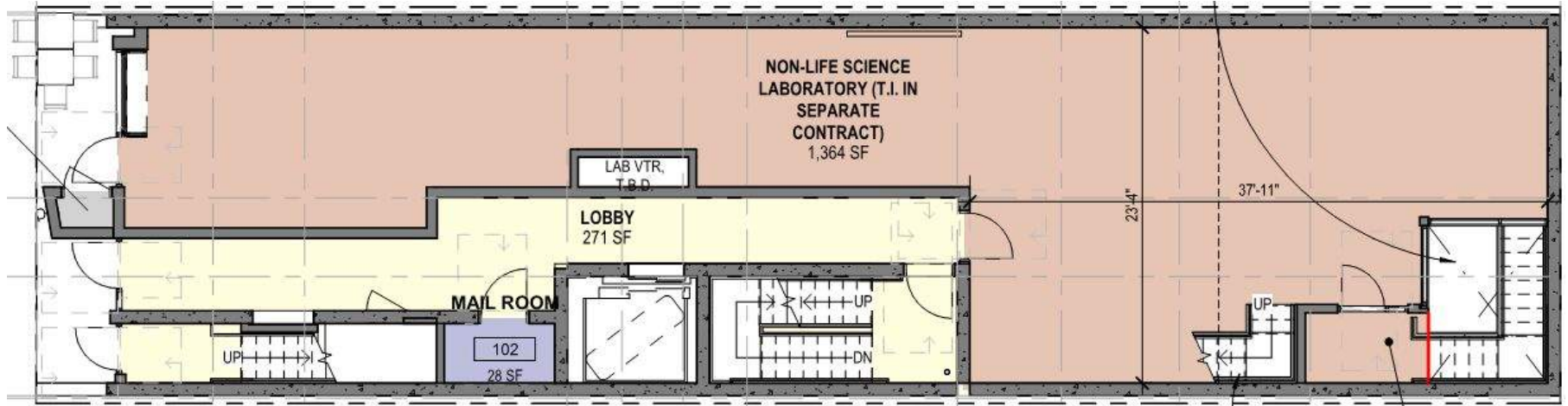


2nd Floor Plan

Non-Life Science Laboratory Use

km

2455 Harrison

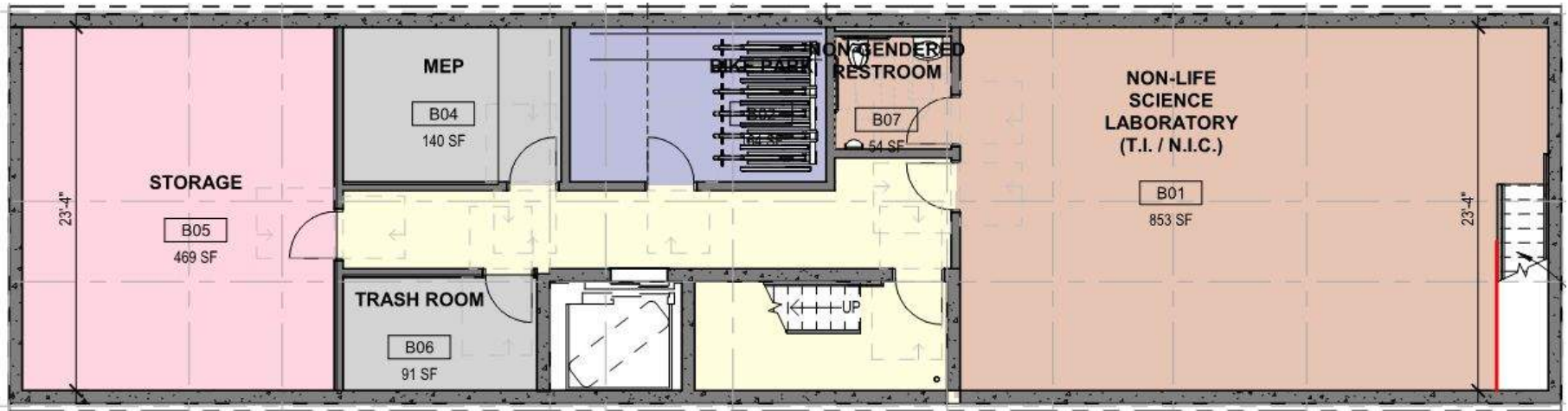


1st Floor Plan

Non-Life Science Laboratory Use

km

2455 Harrison

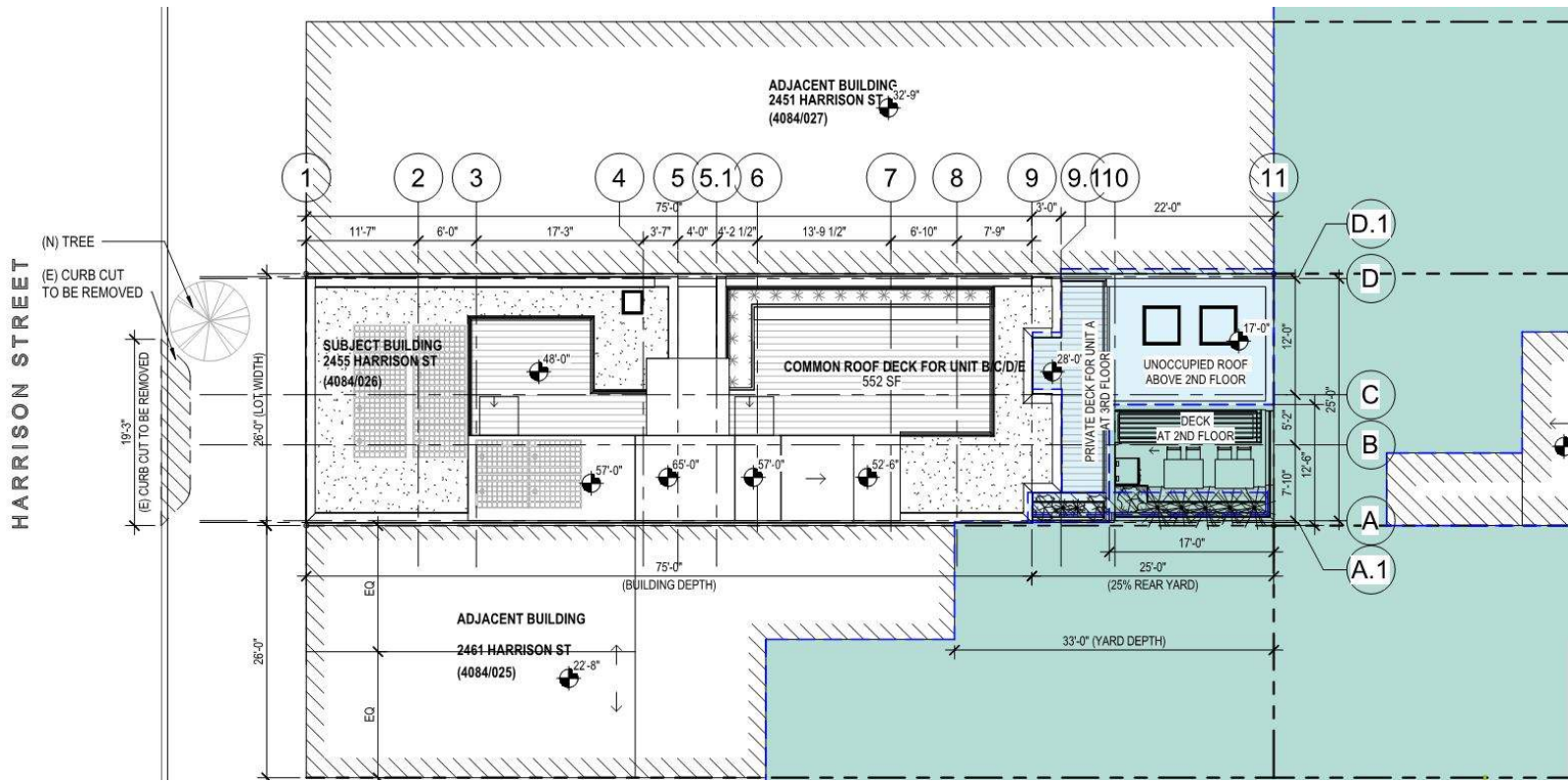


Basement

Non-Life Science Laboratory Use & Accessory Residential Space

km

2455 Harrison



Site / Roof Plan

2455 Harrison

