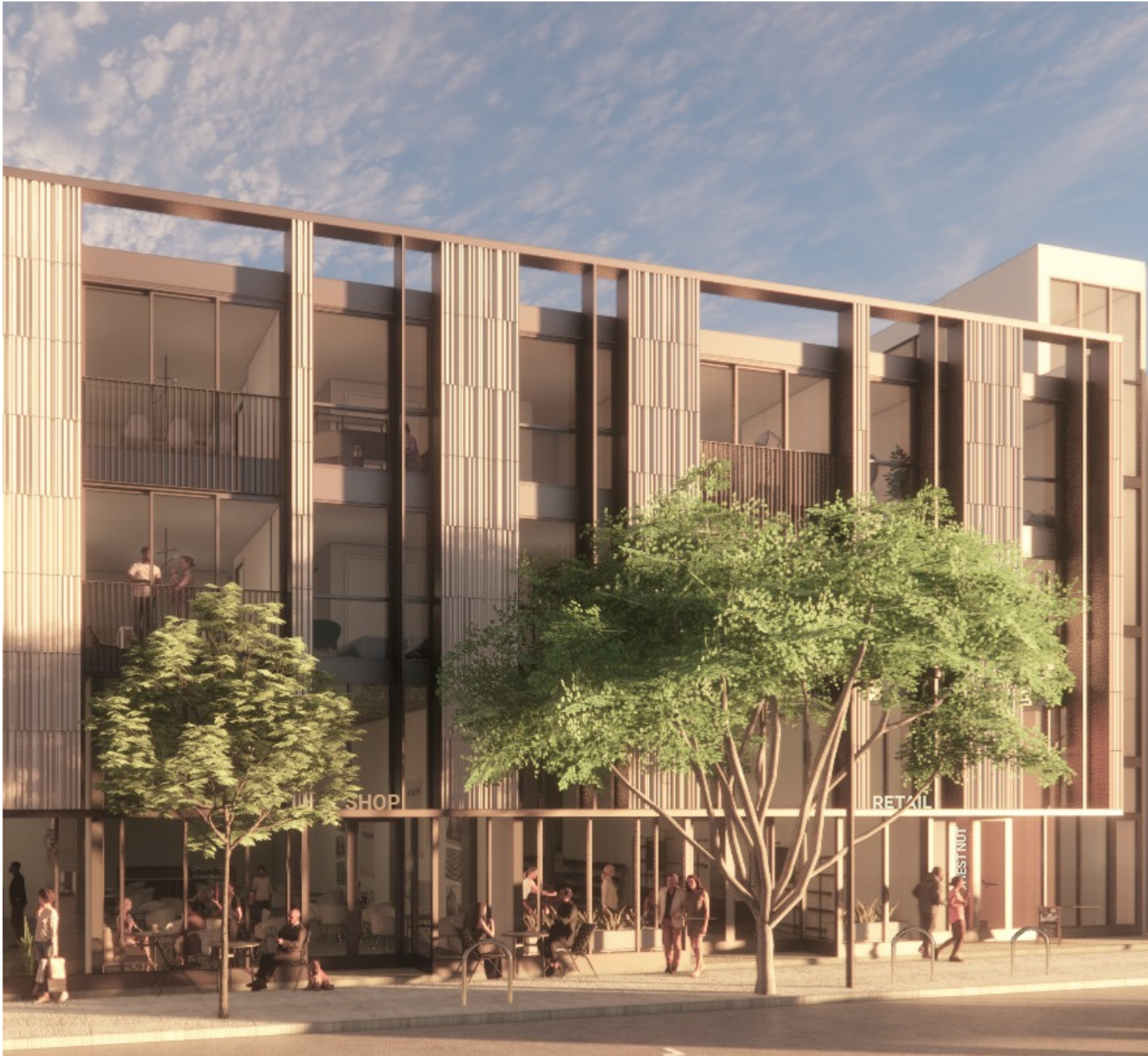


2055 Chestnut Street

Planning Commission
Hearing

March 24, 2022



Project Information

Project Team



JENSEN



MFLA



Project Information

Project Today

- Car-dominated site is a parking lot with a drive-through bank
- Disrupts the walkable nature of the neighborhood
- Creates a 'missing piece' in an otherwise cohesive street

NOW



Project Information

Project Vision

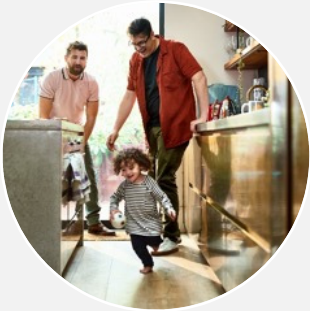
PROPOSED

- Walkable, bike-friendly, and transit-connected
- Mix of uses, providing much-needed housing and neighborhood-serving retail
- Mends the 'missing piece' of the street fabric.
- Curb cuts eliminated along Chestnut, improving pedestrian experience and safety.

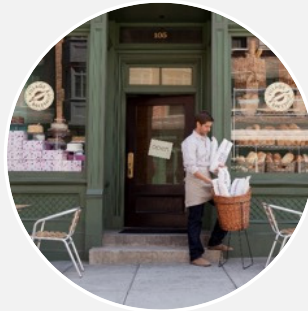


Project Information

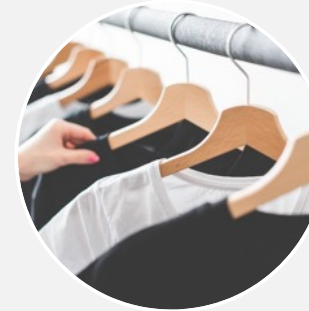
Project Features



**Family-friendly
+ Affordable
Housing**



**Active & Safe
Streetscape**



**Neighborhood-
Serving Retail**



**Pedestrian-
Oriented**

96 Walk Score



**Transit-
Connected**

76 Transit Score



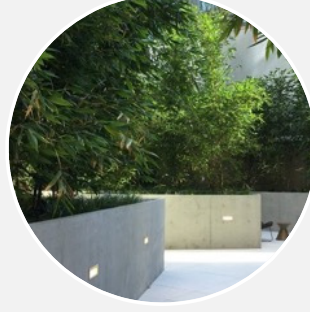
**Bicycle-
Friendly**

82 Bike Score



**Solar Energy
& All-Electric**

LEED Gold at Commercial
LEED Silver at Residential








**On-Site
Stormwater
Management**



**Green
Roofs**

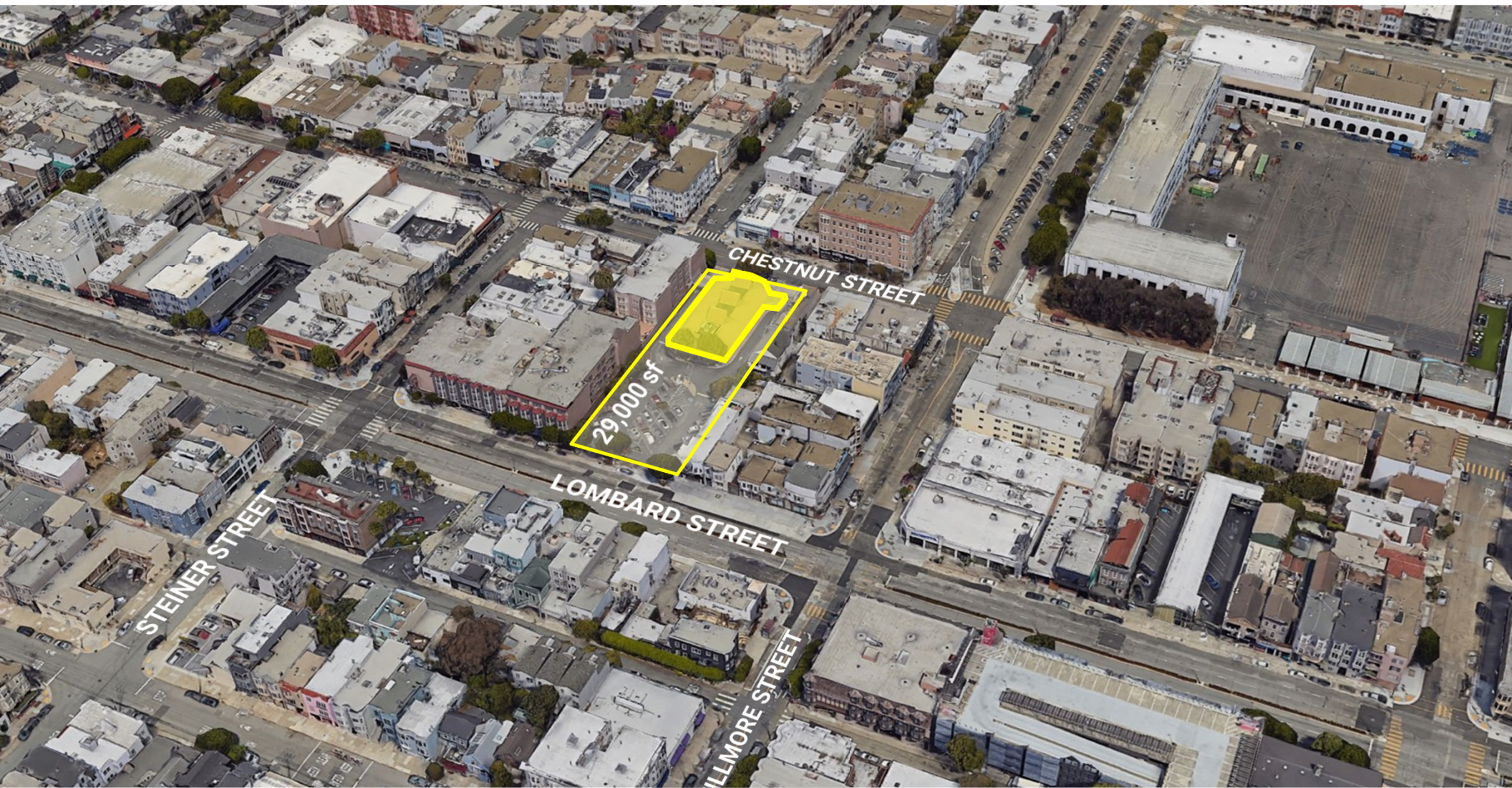
Project Information

By the Numbers

	Residential Units _____	49 Total Units
	Family-friendly Housing (2+ BR)	15 Units (30%)
	Affordable Housing	9 Units (19%)
	Retail Spaces _____	4-5 retail spaces combined
		31,000+ sf retail area
	Retail Parking _____	20 parking spaces
	Sustainable Development _____	LEED Gold (Retail)
		LEED for Homes Silver (Residential)
	Increased Tax Revenue _____	+ \$1 million annually
	City Impact Fees _____	\$3.41 million

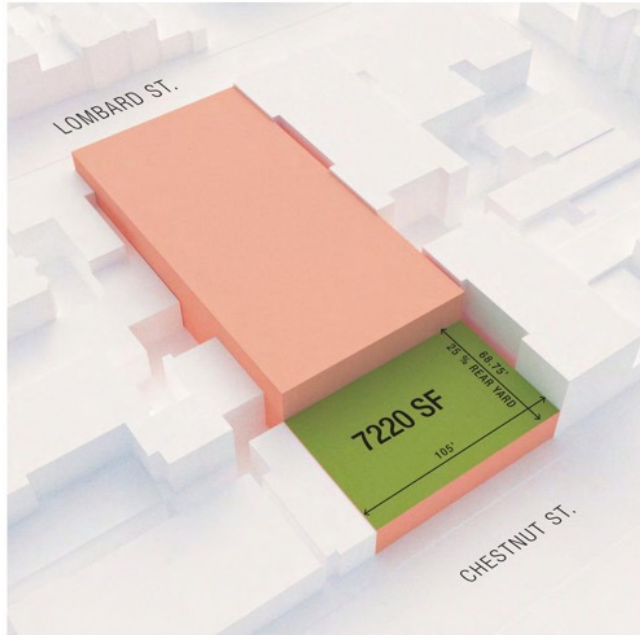
Neighborhood Context

Project Site

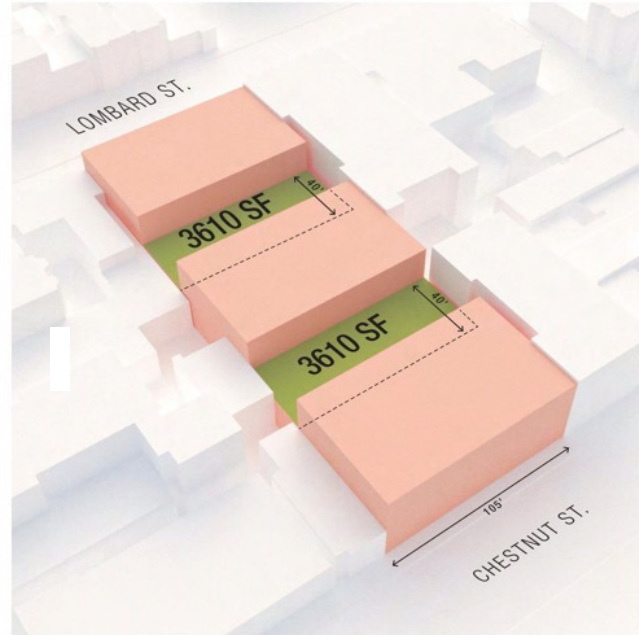


Design

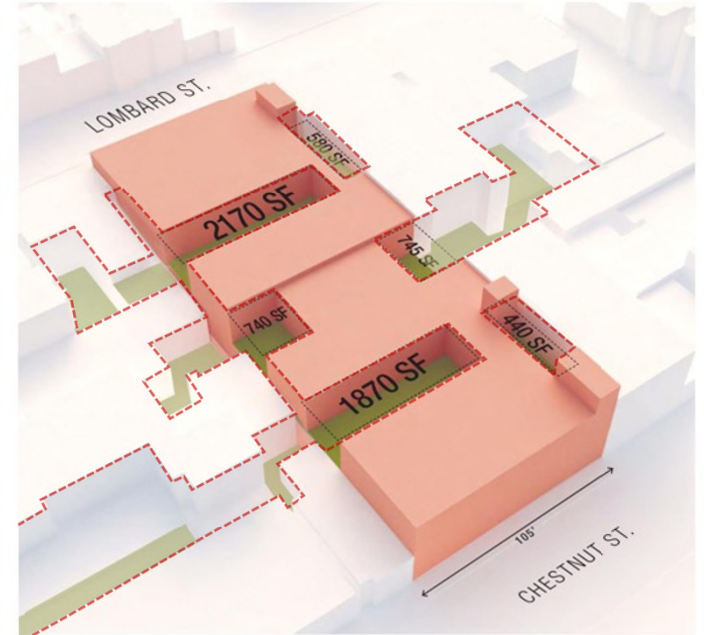
Rear Yards + Massing



Required rear yard = 25% of lot depth



Open space is permitted to be distributed within building to make it more accessible to building residents.

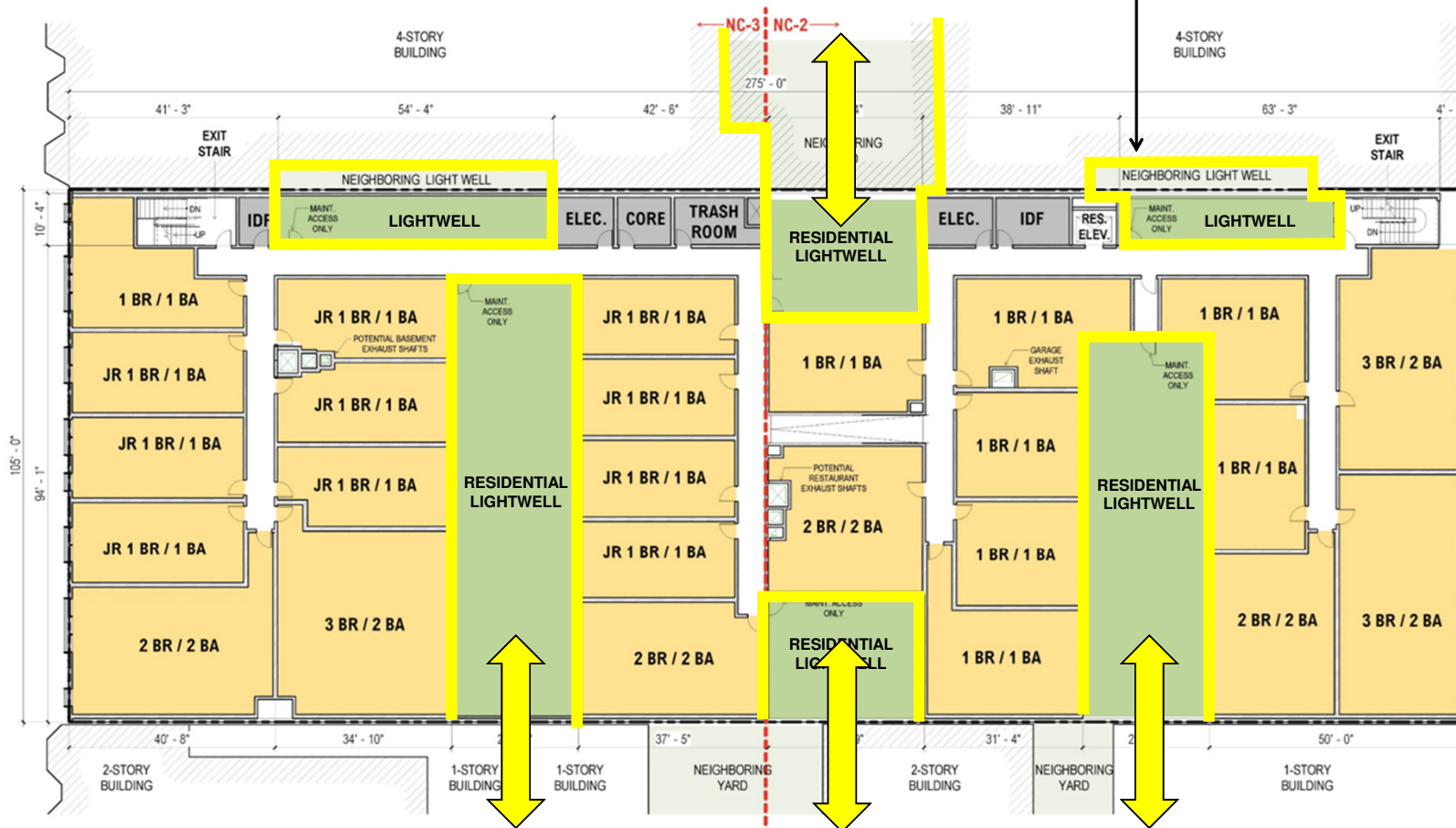


Equivalent open area is located to respond to adjacent lightwells and mid-block open space.

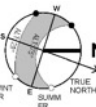
Design

Level 2 / Level 3 Floor Plan

Lightwells are coordinated with neighboring buildings



Lightwells for residences open to mid-block open space



Urban Design Guidelines

Site Context

Harmonize building design with neighboring scale and materials. SF UDG #A3

The site's neighboring buildings represent a range of eras and architectural styles.



Urban Design Guidelines

Site Context

Chestnut St. buildings represent an eclectic range of eras and styles.



2220 Chestnut Street



2200 Chestnut Street



2100 Chestnut Street



2125 Chestnut Street



2175 Chestnut Street



2166 Chestnut Street

Urban Design Guidelines

Texture and Depth

Render building facades with texture and depth. SF UDG #A7

Neighboring commercial and institutional buildings feature textural accents.



MARINA MIDDLE SCHOOL



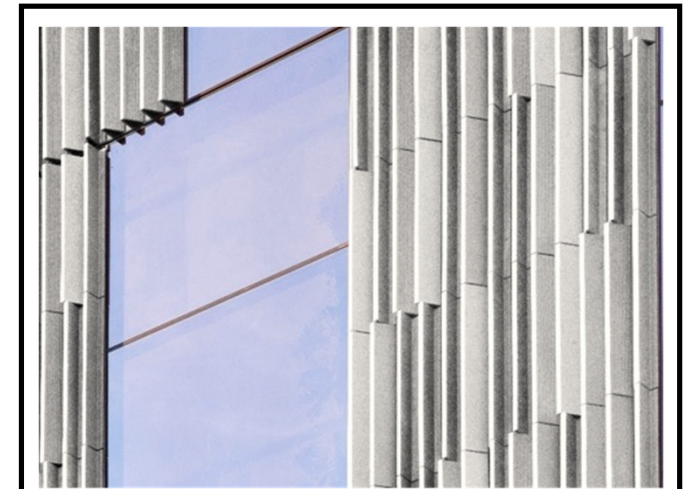
2301 CHESTNUT



2066 CHESTNUT



2076-2072 CHESTNUT



PROPOSED ACCENT MATERIAL



PROPOSED FAÇADE VIEW

Urban Design Guidelines

Texture & Depth

Floor Level
Articulation

Textured
Accent
Material

Parapet
Depth

Projecting
Decorative
Fin



Urban Design Guidelines

Active Facades

Design Active Building Fronts. SF UDG #A8

Build upon a vibrant and walkable neighborhood context by prioritizing pedestrian experience.



Human-scaled details enhance experience.



Open & transparent storefronts.

Urban Design Guidelines

Active Facades

Design Active Building Fronts. SF UDG #A8

Proposed design prioritizes an engaging and safe pedestrian experience.

Façade designed for human-scale experience

Small-scale signs

Awning

Accent Paving

Bulkhead



Transparency, porosity, and access encourage safe and active sidewalk

Retail access lobby

Residential lobby and stair



Balconies at residences allow for more 'eyes on the street'.

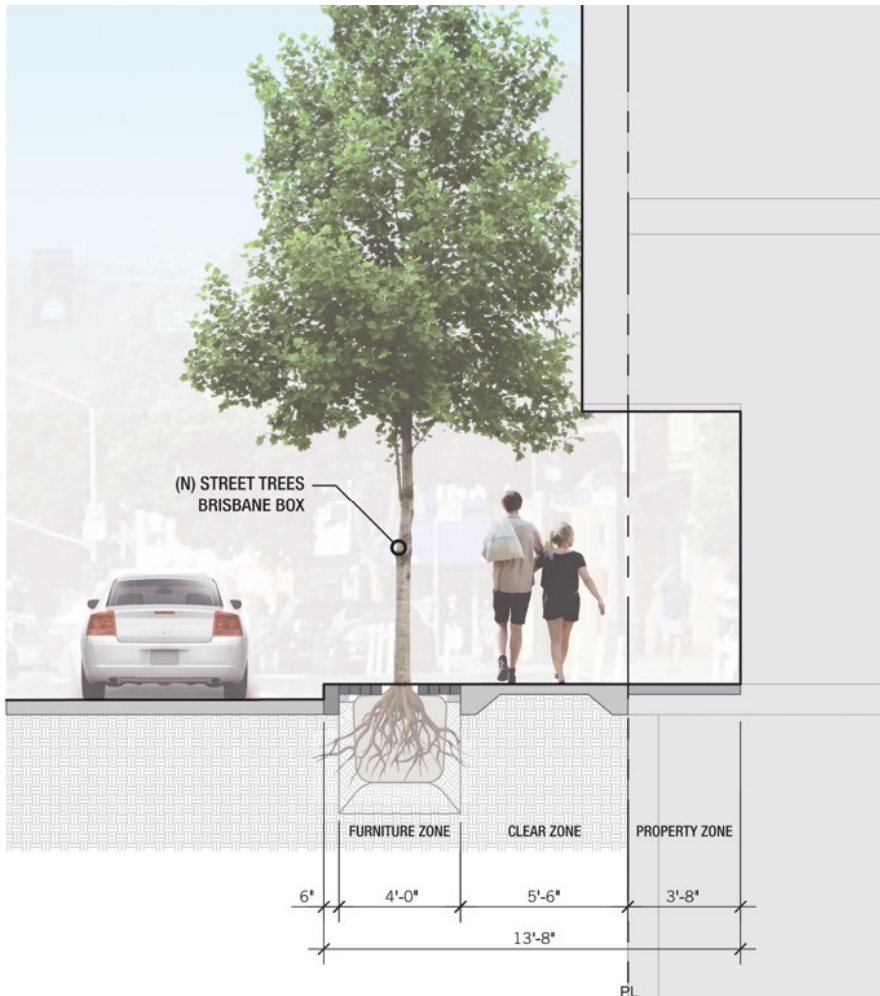


Juliette balconies

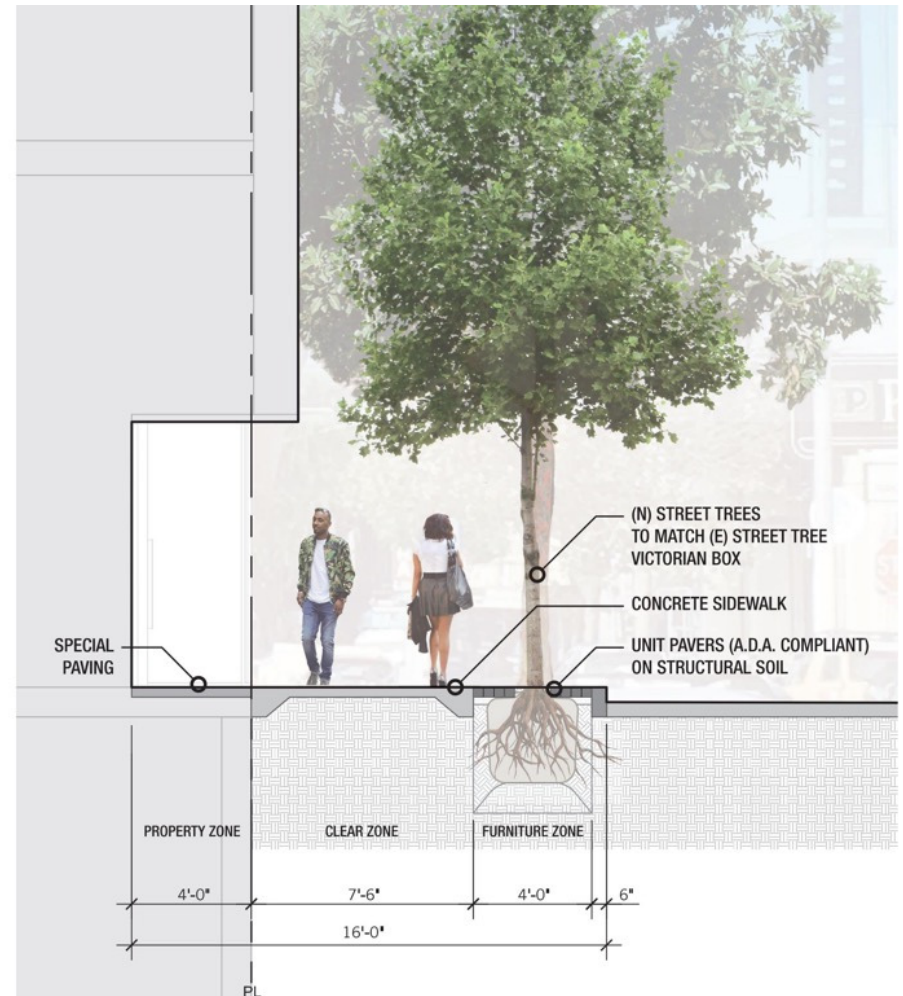
Operable windows

Design

Streetscape Design



Lombard Street



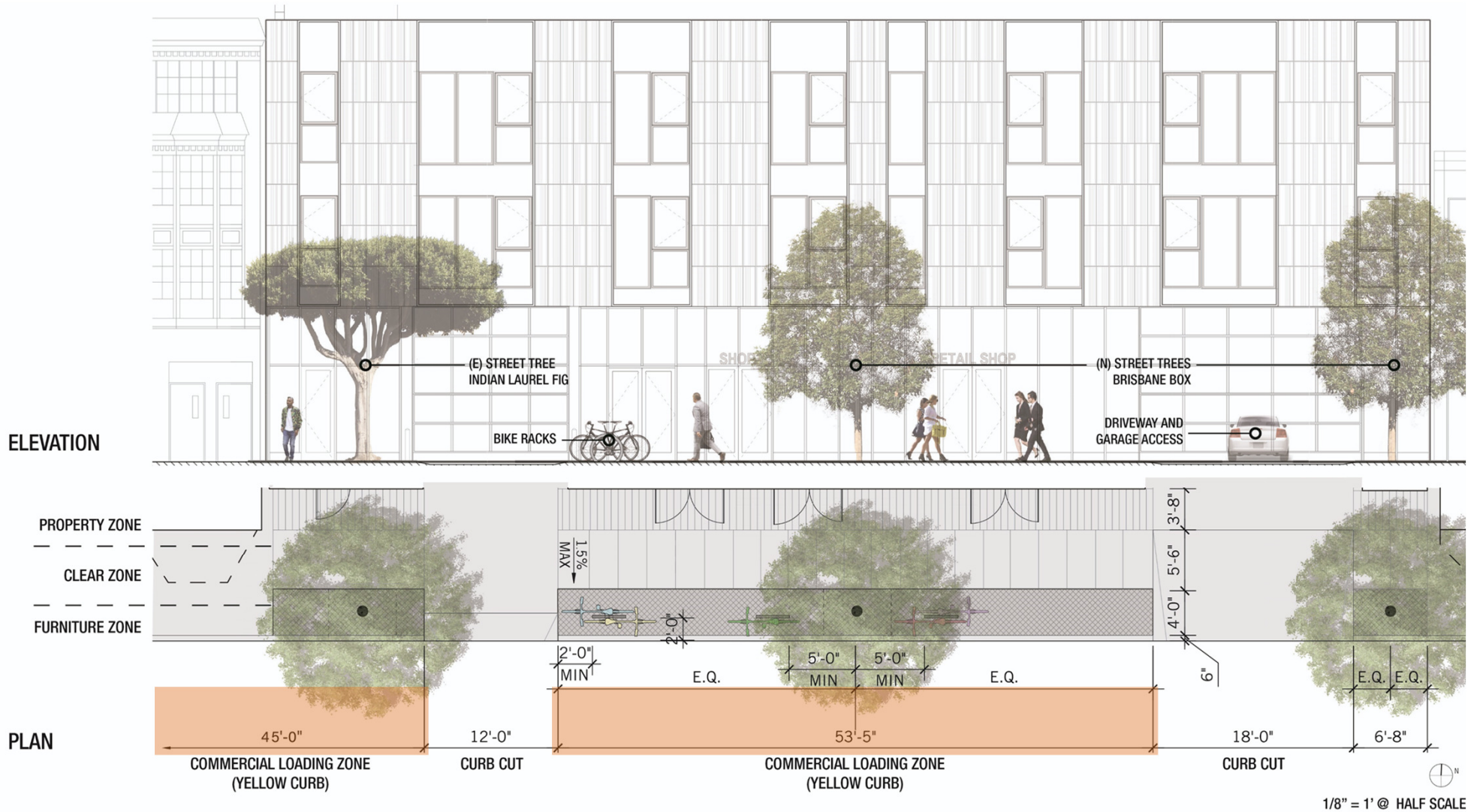
Chestnut Street

Design

Chestnut Streetscape



Design Lombard Streetscape



Perspective **Elevations**

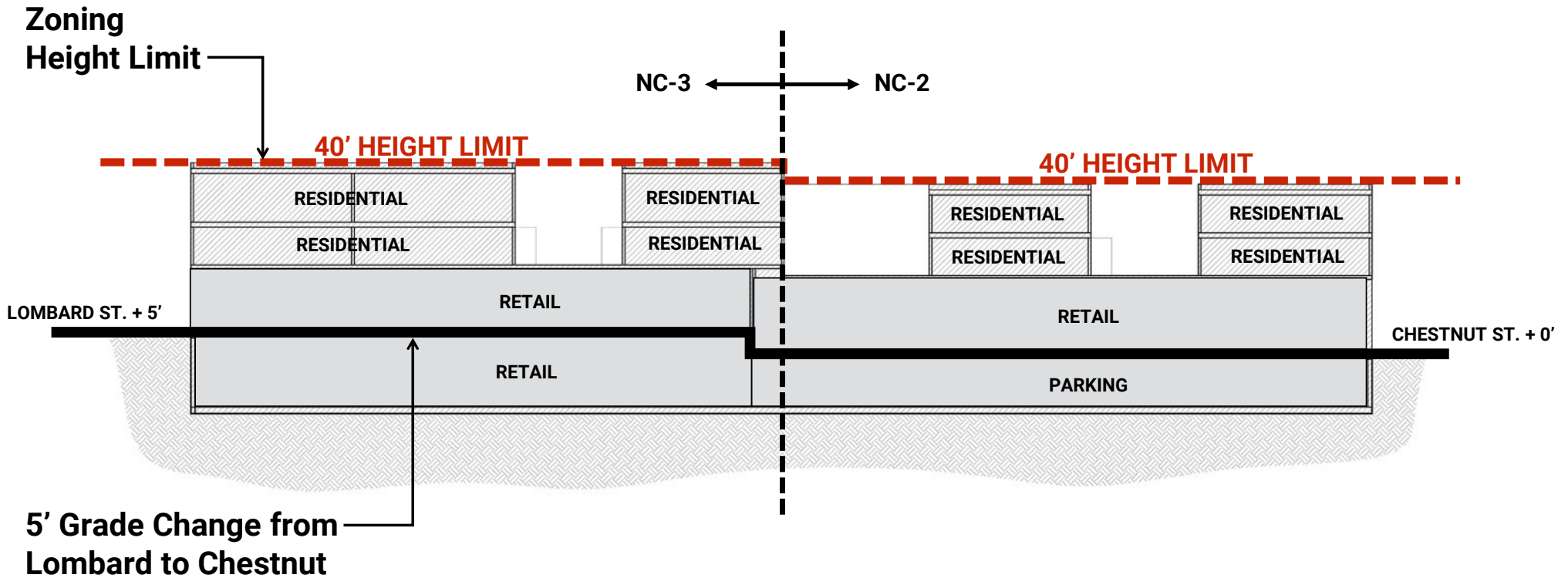


Chestnut Street Elevation



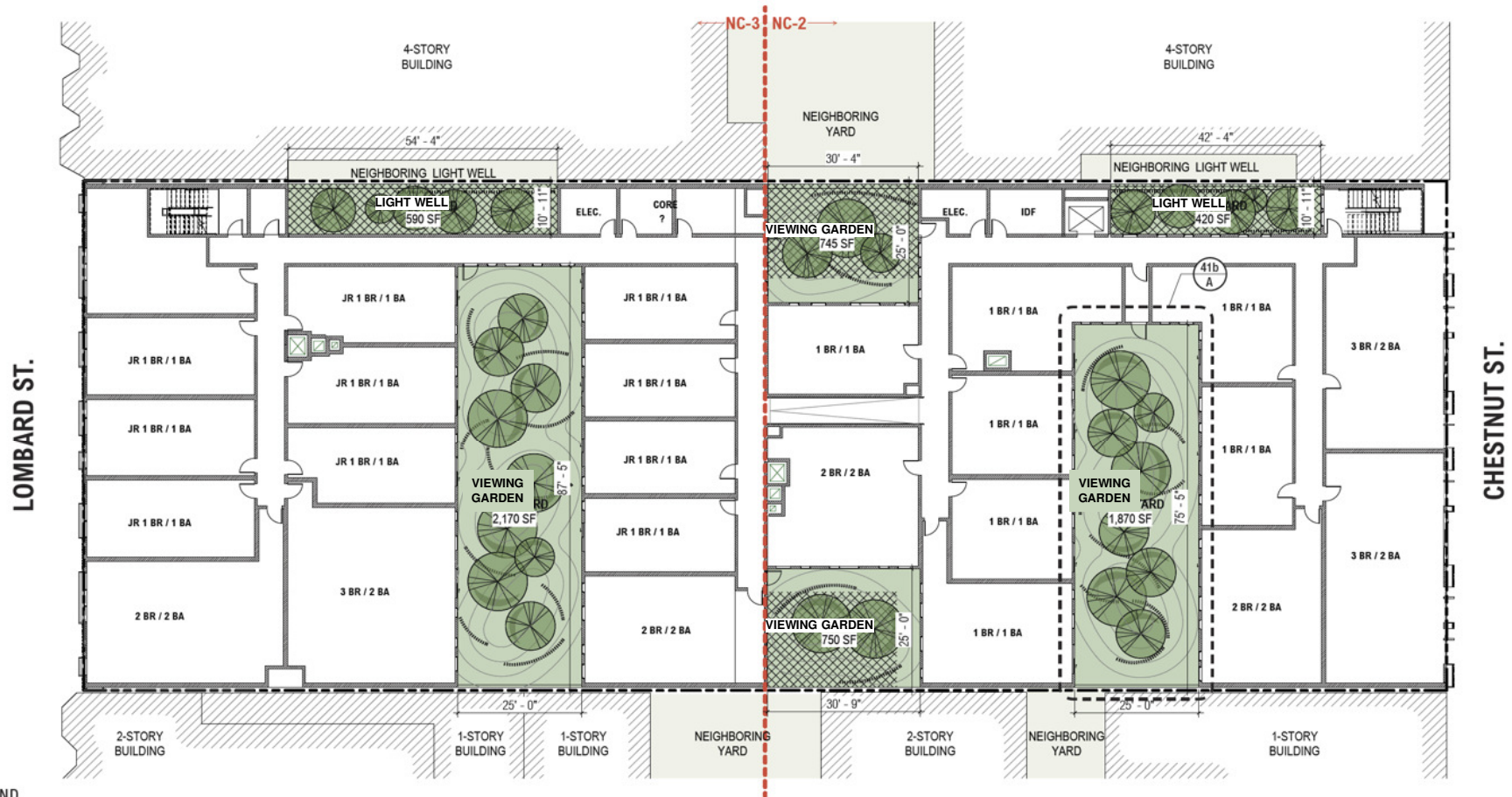
Lombard Street Elevation

Design Typical Building Section



Design

Residential Viewing Gardens



LEGEND

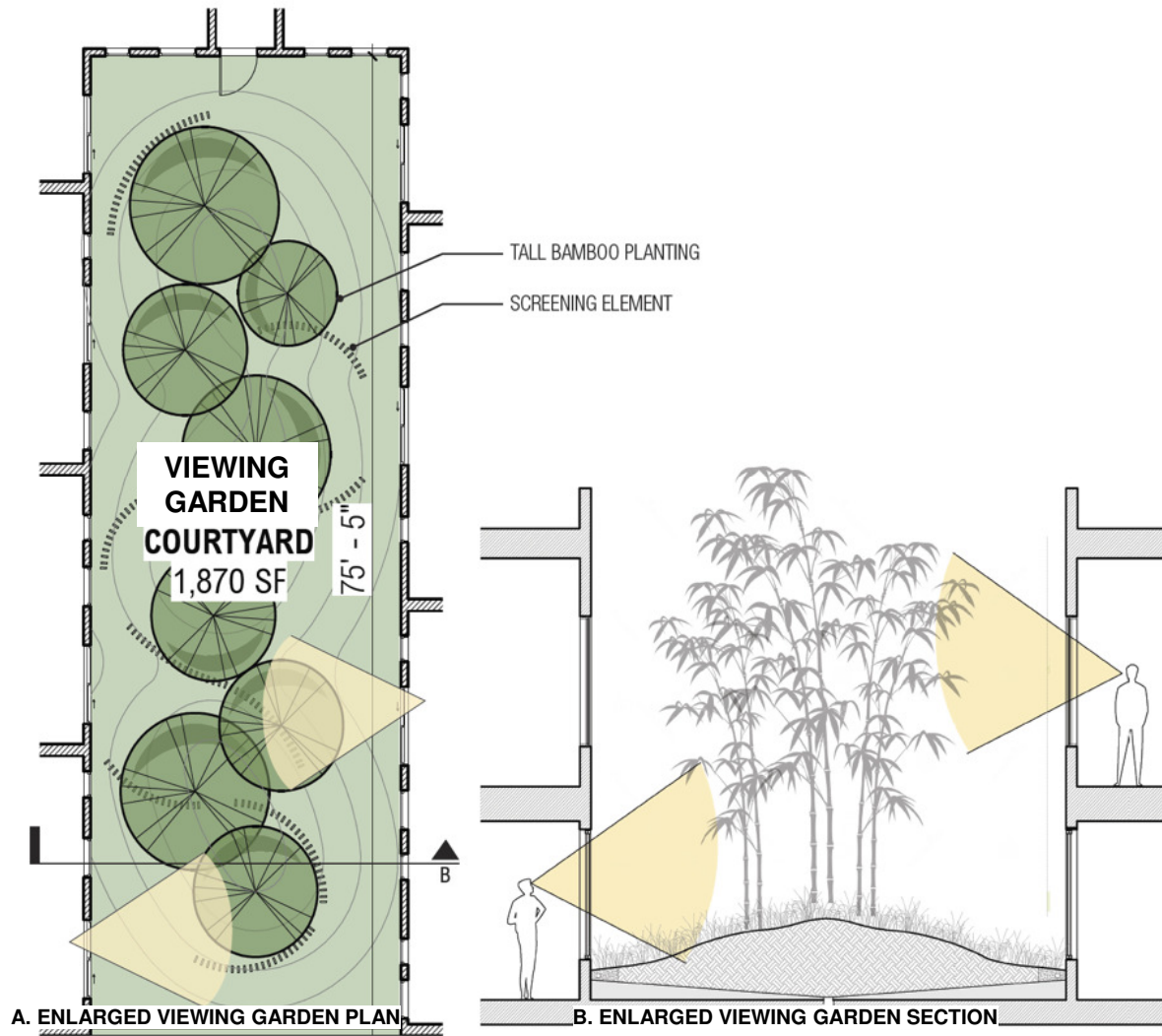
- ▤ SCREENING ELEMENT
- 🌿 TALL BAMBOO PLANTING
- 🌿 FLOW-THROUGH PLANTER (STORMWATER MGMT. STRATEGY)

RESIDENTIAL 'VIEWING GARDENS'

Total landscaped area: 6,545 SF

Landscaped space to provide balance of visual privacy with access to light and air for residents.

Design Residential Viewing Gardens



D. PERSPECTIVE OF VIEWING GARDEN FROM UNIT



Design

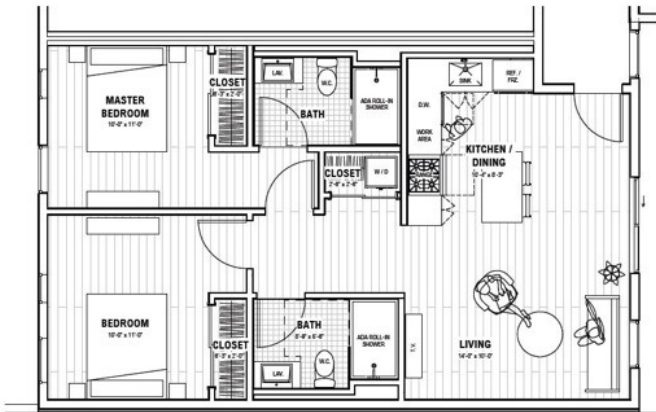
Residential Unit Plans



1A TYP. UNIT - 1 BR / 1 BA
1/4" = 1'-0"



1B TYP. UNIT - JR 1 BR / 1 BA
1/4" = 1'-0"



2 TYP. UNIT - 2 BR / 2 BA
1/4" = 1'-0"



3 TYP. UNIT - 3 BR / 2 BA
1/4" = 1'-0"

Perspective
Chestnut Street



Perspective
Chestnut Street



Perspective

Chestnut Residential Entry





2055 Chestnut Street

Neighborhood
Retail



Chestnut Street Retail

- 113 retail spaces
- 3 vacant spaces (3%)
- Pre-COVID Retail Vacancy (2%)
- COVID Retail Vacancy (6%)



*Source: Maven Properties

Neighborhood Retail Marina



Before



After

Neighborhood Retail

NOPA



Before



After

Neighborhood Retail

NOPA



Before



After

Neighborhood Retail Mission



Before



After

Neighborhood Retail Mission



Before



After



An architectural rendering of a modern, multi-story building with a prominent glass and metal facade. The ground floor features a retail space with large windows and glass doors. The words "RETAIL" and "SHOP" are visible on the storefront. A large, white, sans-serif text "Thank you!" is overlaid in the center of the image. The building is surrounded by trees and a paved street with a few people walking. The sky is blue with light clouds. The overall scene is brightly lit, suggesting a sunny day.

Thank you!