

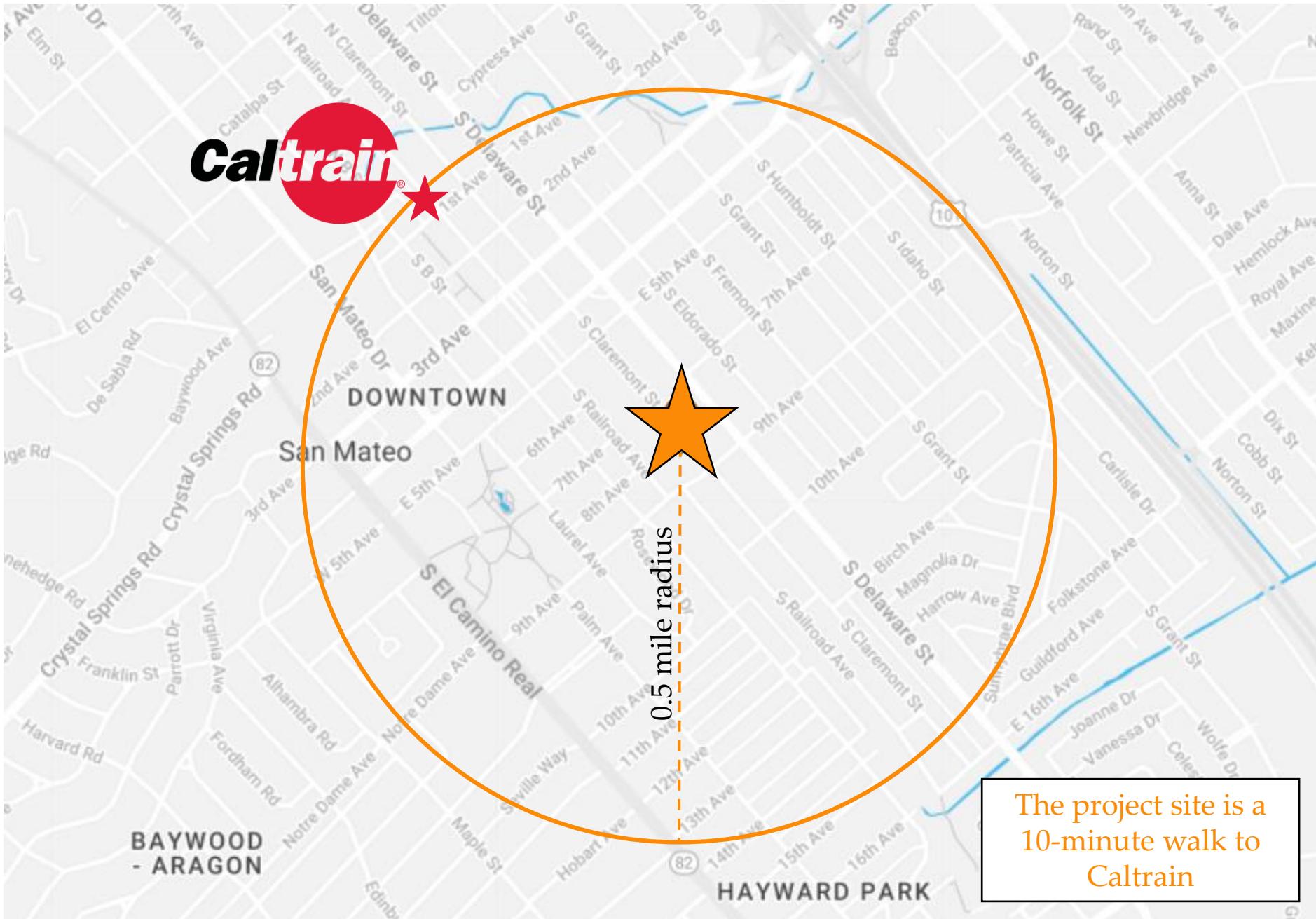
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477 9th Ave
Mixed-Use Pre-Application
PA-2022-044

April 14th, 2022

Neighborhood Map.

1.6 acres located at the corner of 9th Street and South Claremont Street



Existing Condition.

One story office building and surface parking lot.



Project Statistics.

120
Total Residential
Units

12
Very-Low Income
Units

5 Story, mixed-use building
Maximum Height 53'6"
Measure Y - compliant

28,100
Square Feet
Office Space*

* ~6,500 SF Net New Office SF

48
Office Parking
Spaces

120
Residential
Parking Spaces

142
Bicycle Parking
Spaces

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Proposed Architecture.

**View from 9th and S Claremont
Intersection**



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Future Condition.

West from South Claremont Avenue View



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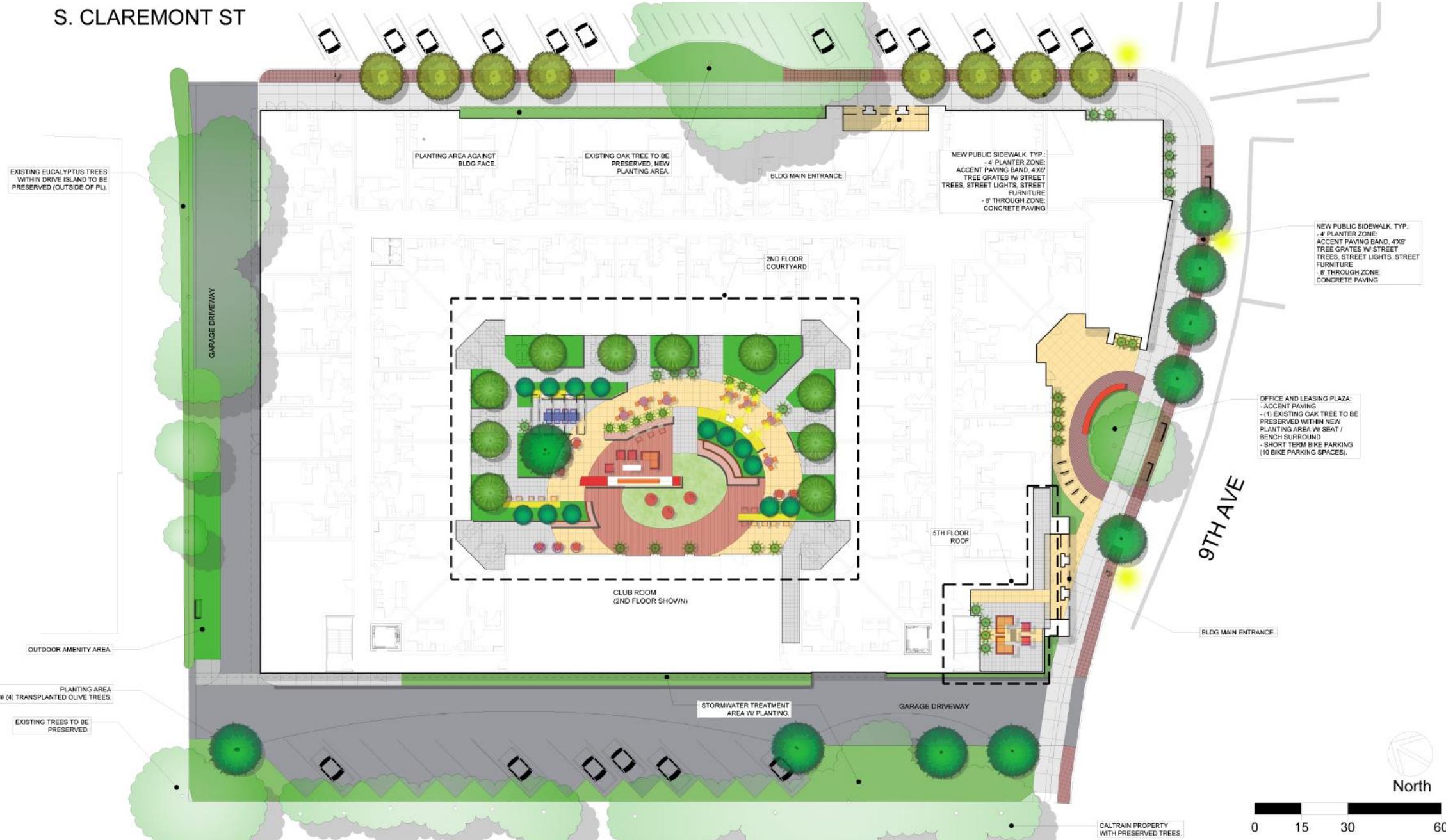
Future Condition.

Eastern View on 9th Avenue



Landscape Plan.

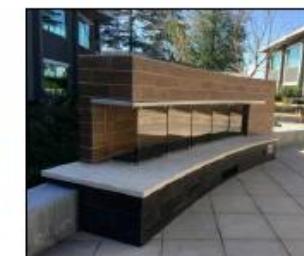
Active streetscape and public plaza



Landscape Plan.

Active streetscape and public plaza

SITE



PODIUM + ROOF