

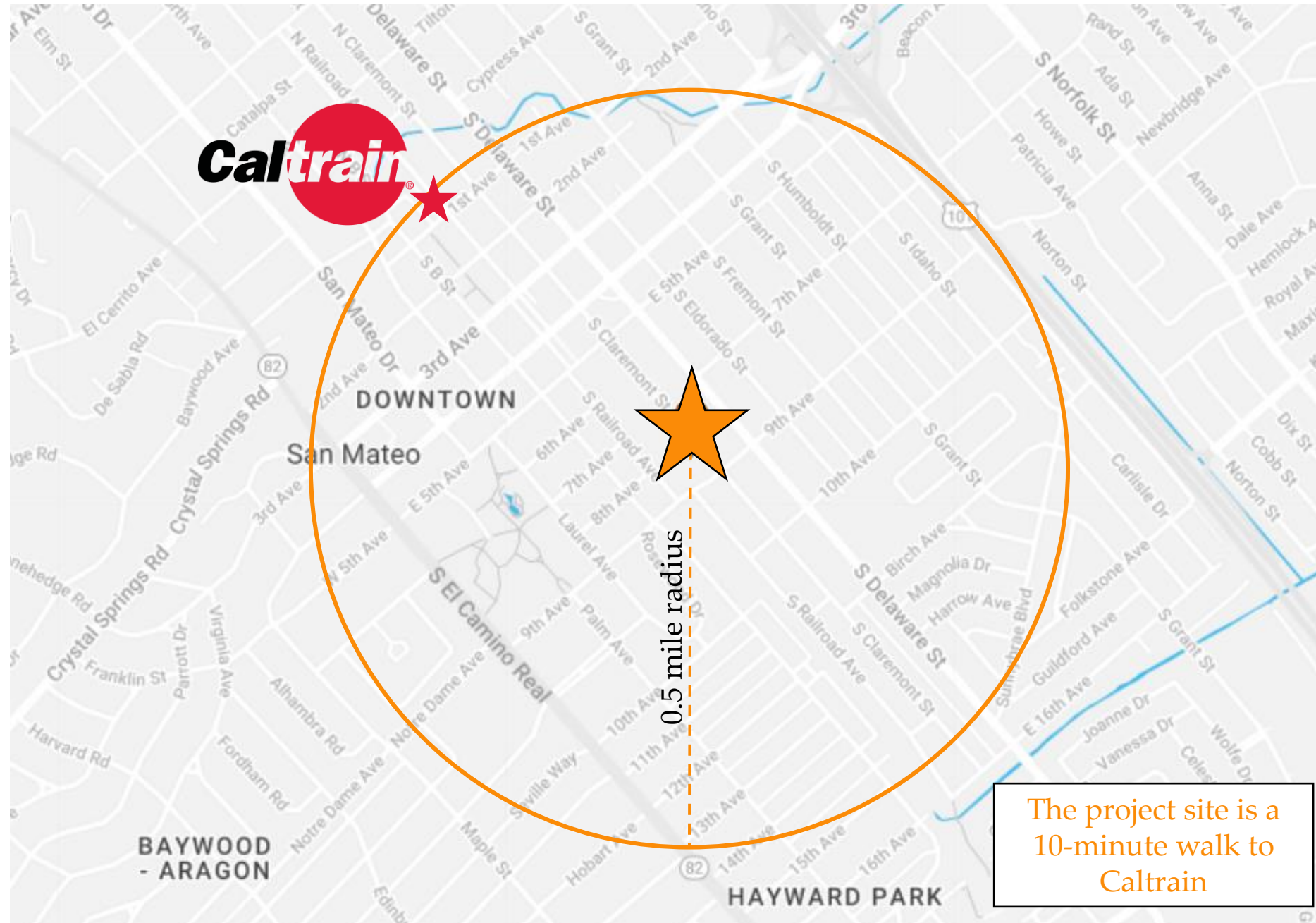
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**477 9<sup>th</sup> Ave**  
**Mixed-Use Pre-Application**  
**PA-2022-044**

April 14<sup>th</sup>, 2022

# Neighborhood Map.

1.6 acres located at the corner of 9<sup>th</sup> Street and South Claremont Street





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# Existing Condition.

One story office building and  
surface parking lot.



## Project Statistics.

**120**

**Total Residential  
Units**

**12**

**Very-Low Income  
Units**

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



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# Proposed Architecture.

**View from 9<sup>th</sup> and S Claremont  
Intersection**





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Future Condition.

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West from South Claremont  
Avenue View





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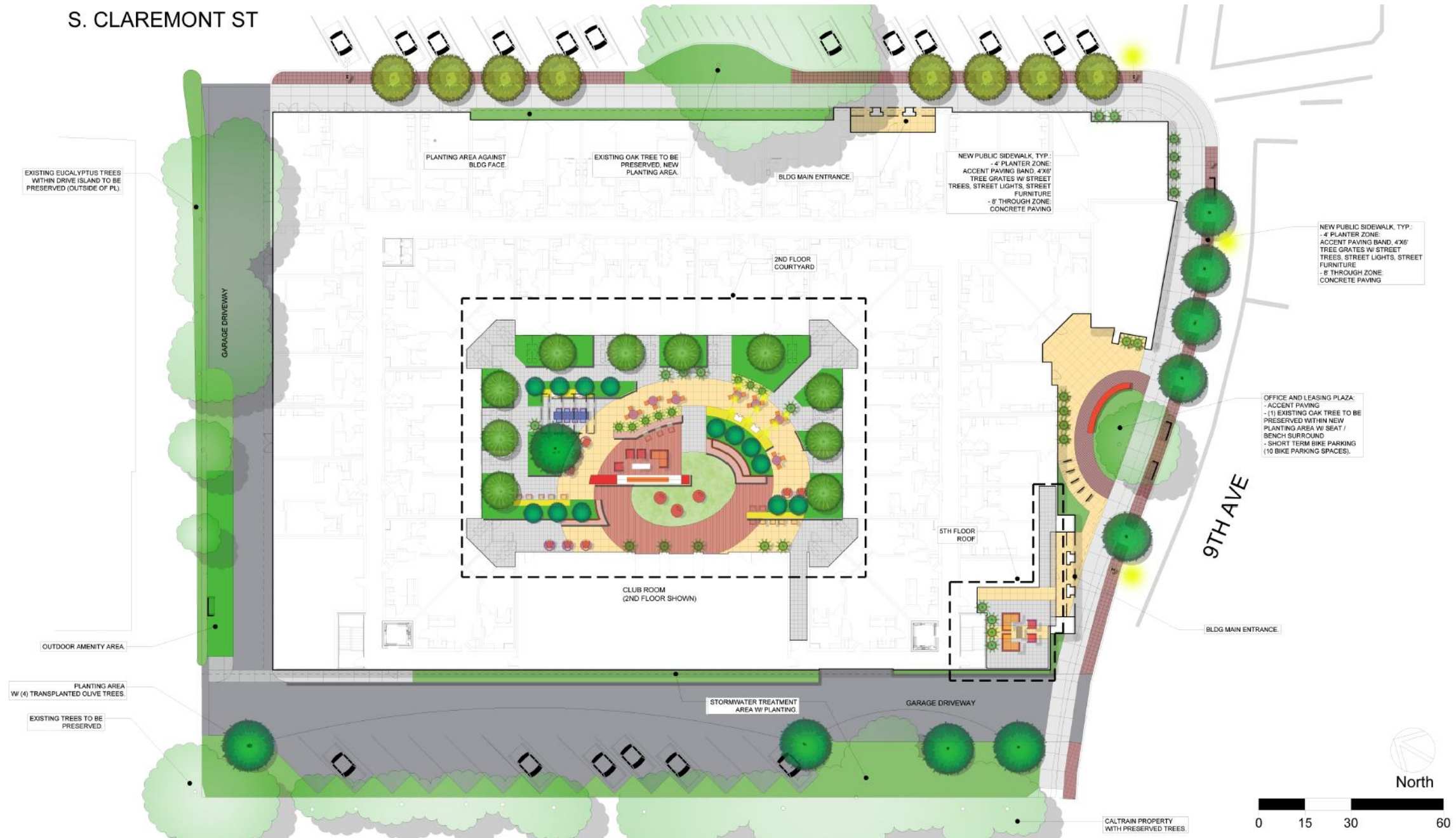
Future Condition.

Eastern View on 9<sup>th</sup> Avenue



# Landscape Plan.

## Active streetscape and public plaza





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# Landscape Plan.

**SITE**



## Active streetscape and public plaza



**PODIUM + ROOF**

