



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

INFORMATIONAL HEARING

HEARING DATE: NOVEMBER 15, 2012

Date: November 8, 2012
Project Address: **340 FREMONT STREET**
Zoning: RH DTR (Rincon Hill Downtown Residential Mixed Use) District
85/250-R and 85/400-R Height and Bulk Designation
Block/Lot: 3748/006 - 009
Project Sponsor: Jackson Pacific Ventures, LLC
Archstone Smith Operating Trust
c/o Andrew Junius
Reuben & Junius, LLP
1 Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Corey Teague – (415) 575-9081
corey.teague@sfgov.org
Recommendation: **No Action. Informational Only.**

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Planning
Information:
415.558.6377

BACKGROUND

The Planning Commission approved Case No. 2004.0552X on June 15, 2006 (Motion No. 17267) as one of several residential tower projects proposed under the Rincon Hill Plan. The project included:

- One tower on podium building with a height of 400 feet;
- Up to 332 dwelling units;
- Up to 332 off-street parking spaces; and
- No commercial space.

The Planning Commission will consider a performance extension request for this project on November 15, 2012.

CURRENT DESIGN

The informational presentation is intended to update the Planning Commission on the most current design for this project. The current design includes significant improvements to the exterior of the project and:

- An increase in dwelling units from 332 to 348;
- A decrease in parking spaces from 332 to 269 (the majority in stackers); and
- A minor alteration at the rear of the podium building.

The Project Sponsor will present these changes and detail and be available for questions and/or comments.

Attachments:

Current Project Plan Set

ARCHSTONE RINCON HILL
JACKSON PACIFIC

340
FREMONT

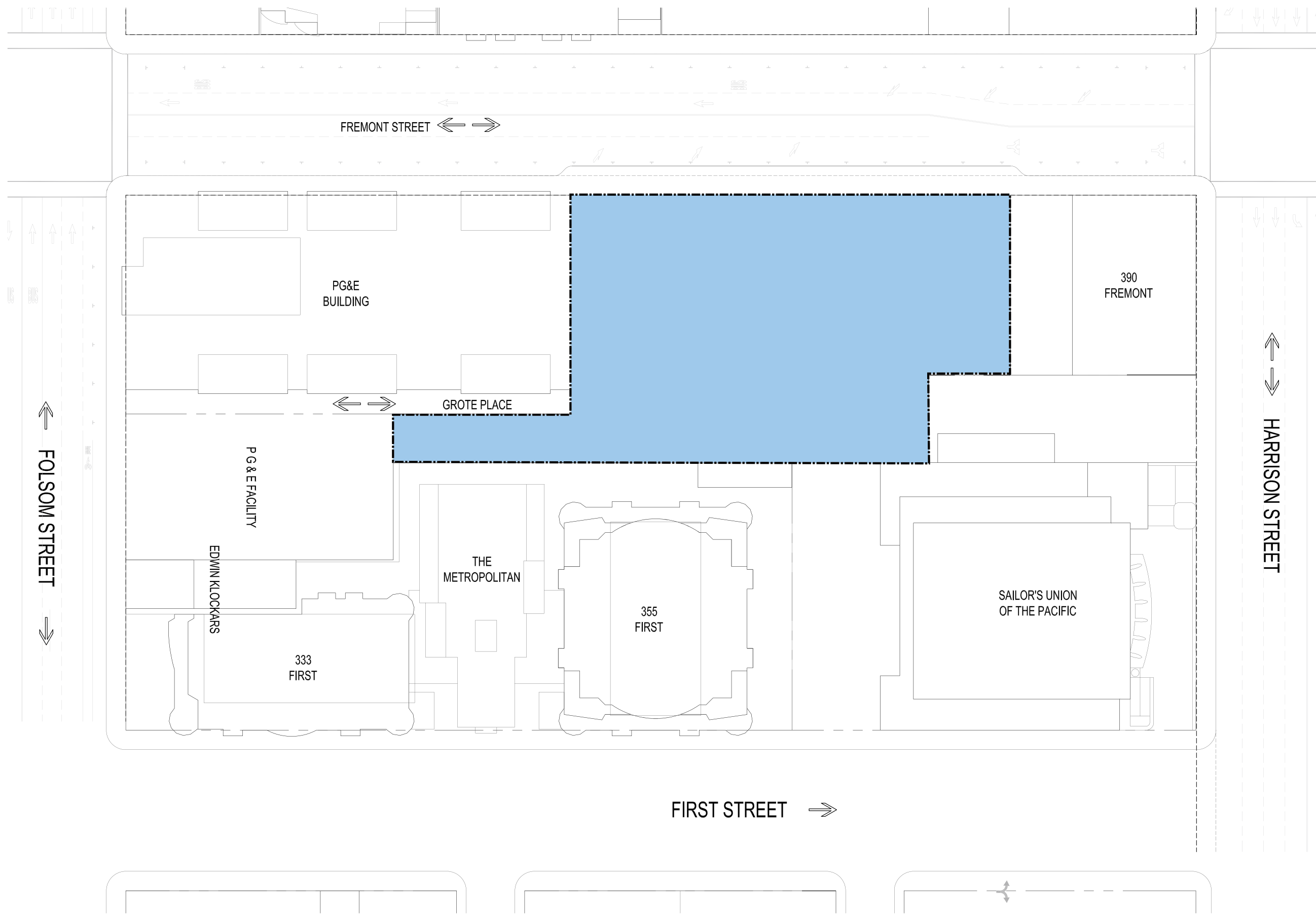
FINANCIAL
DISTRICT:
COMMERCIAL

SAN FRANCISCO BAY



PROJECT SITE

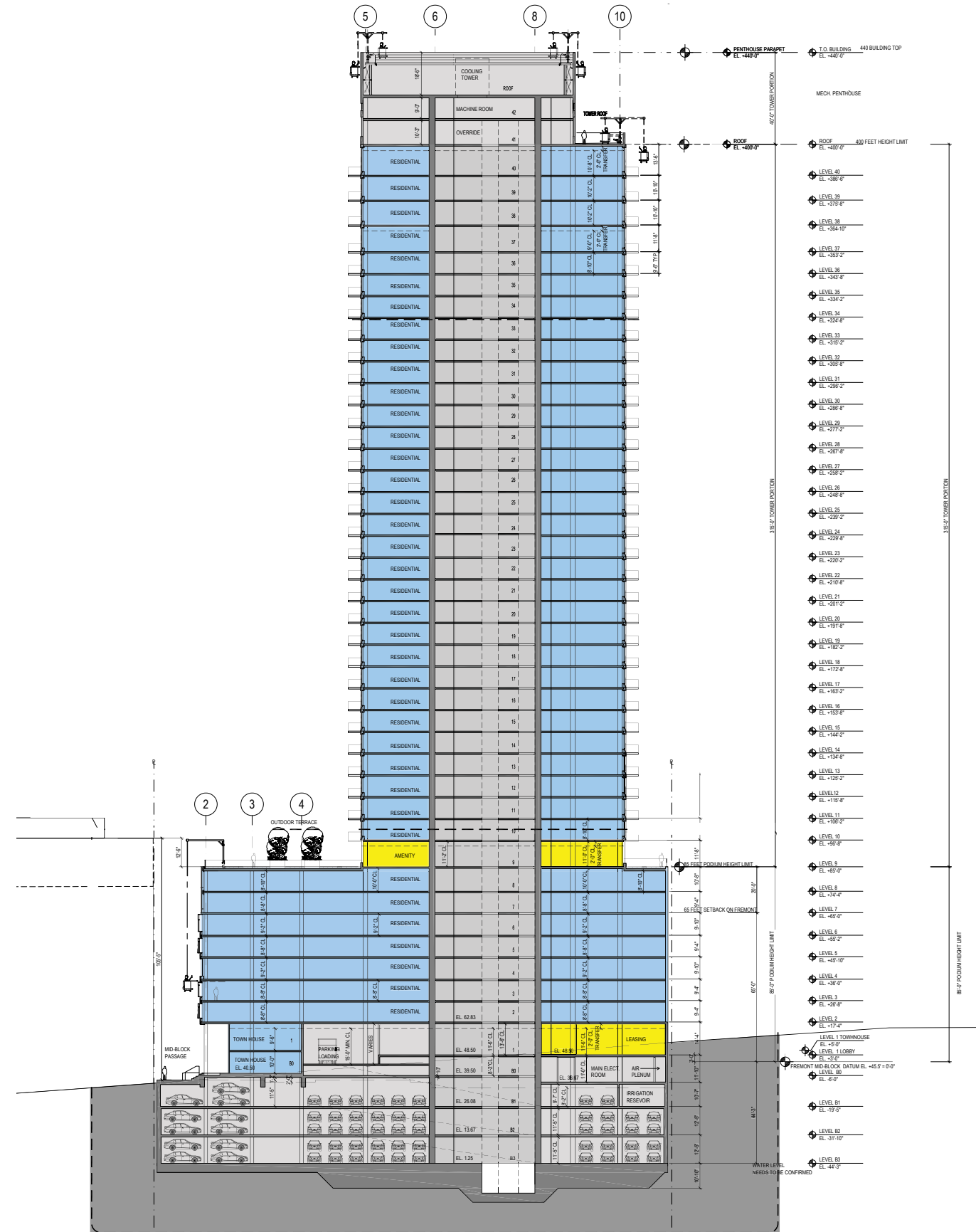
RINCON HILL:
RESIDENTIAL



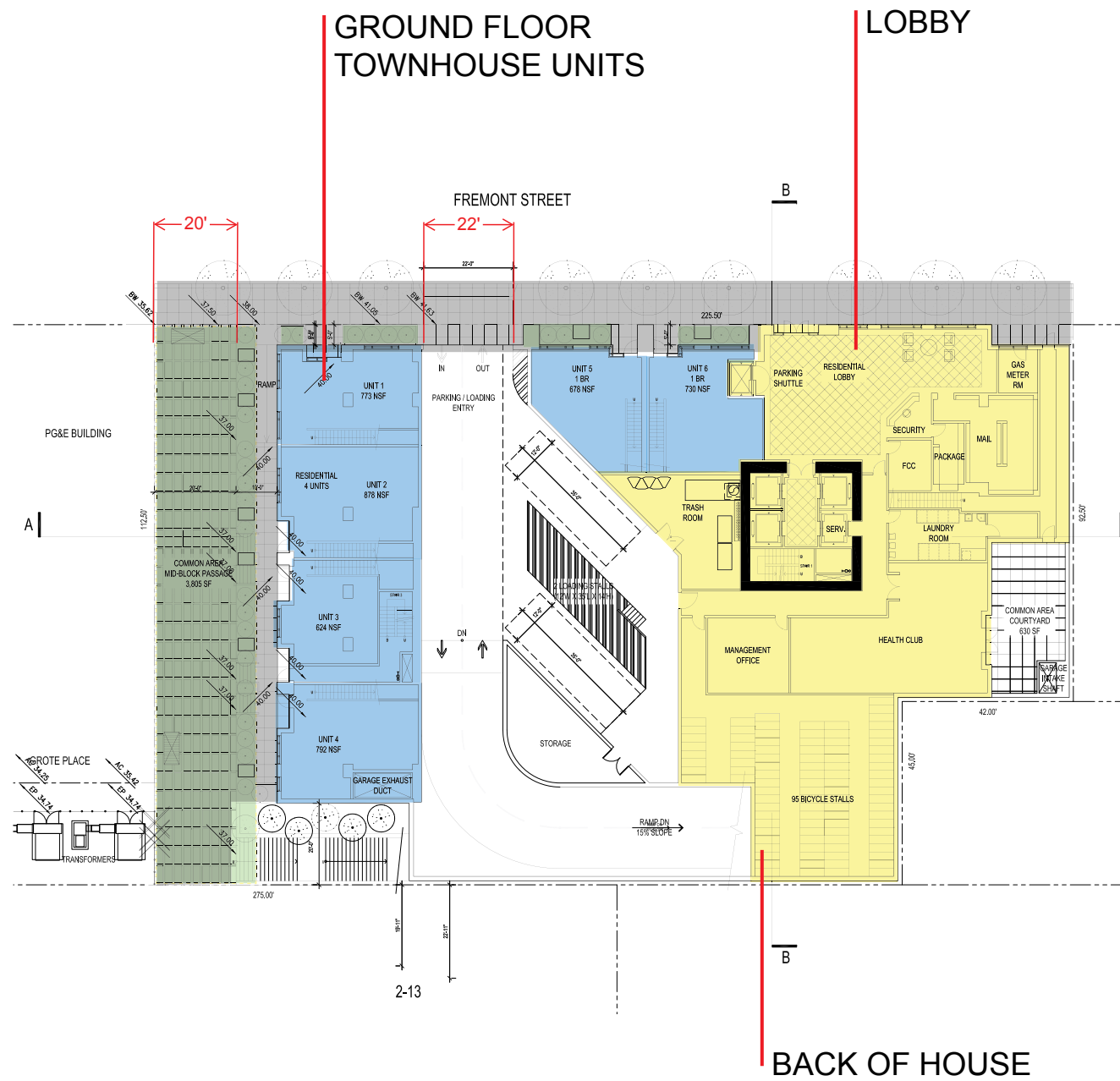
340 FREMONT INFO + TABULATION

	FLOOR	UNIT COUNT	STUDIO	1BR	2BR
UPPER TOWER	38-40	6	0	1	5
	10-37	8	2	3	3
PODIUM	9	-	-	-	-
	8	11	2	3	6
	7	11	2	3	6
	6	14	5	4	5
	5	14	5	5	4
	4	17	6	6	5
	3	18	8	5	5
	2	17	7	5	5
GROUND	1	4	-	-	4
TOTAL UNITS		348	91	119	138
			26%	34%	40%

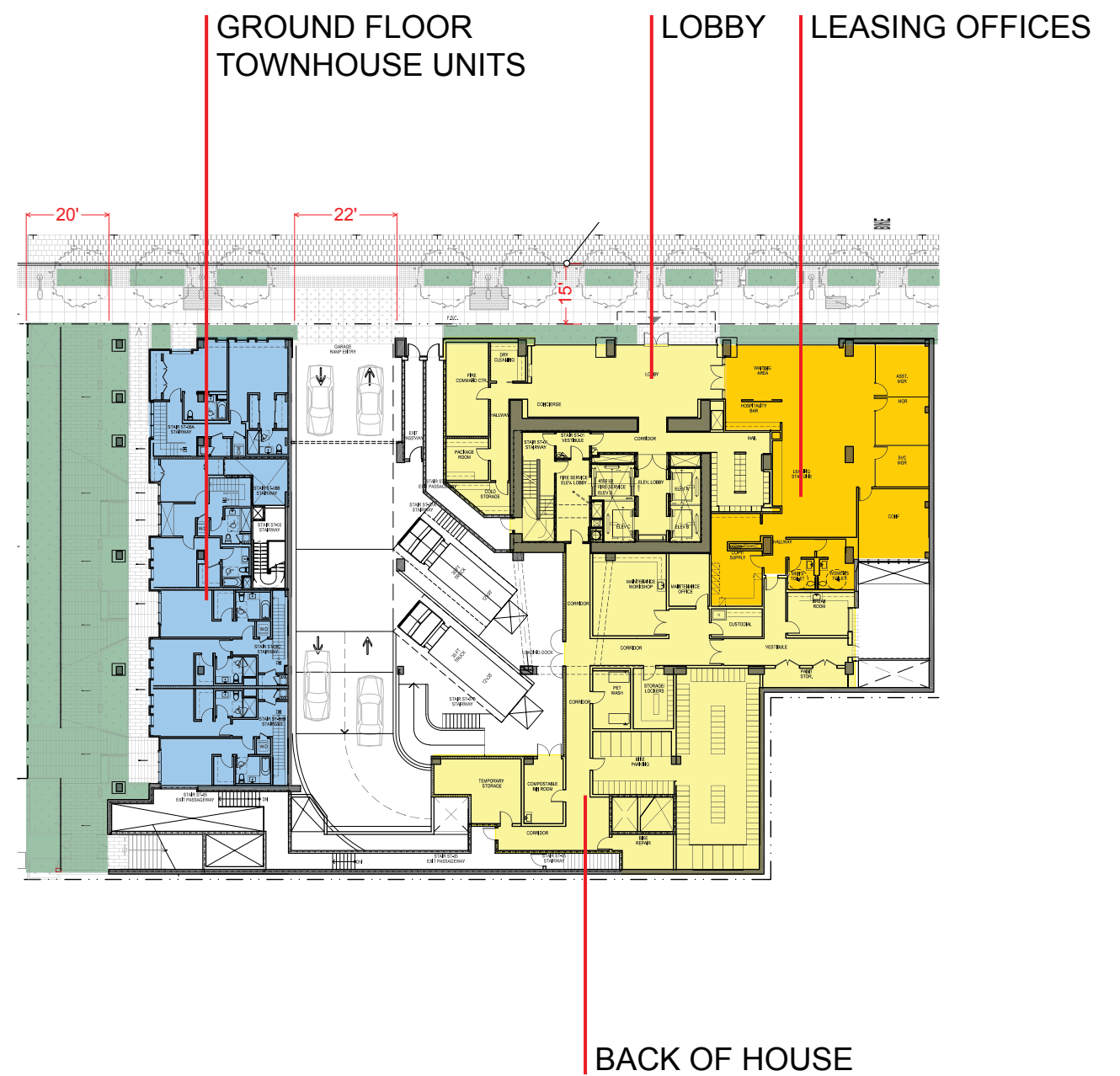
	FLOOR	SURFACE HC	STACKERS	SUBTOTAL
BASEMENT	B1	11	8	42
	B2	-	-	102
	B3	4	-	102
TOTAL PARKING				269



NORTH/SOUTH SECTION LOOKING EAST



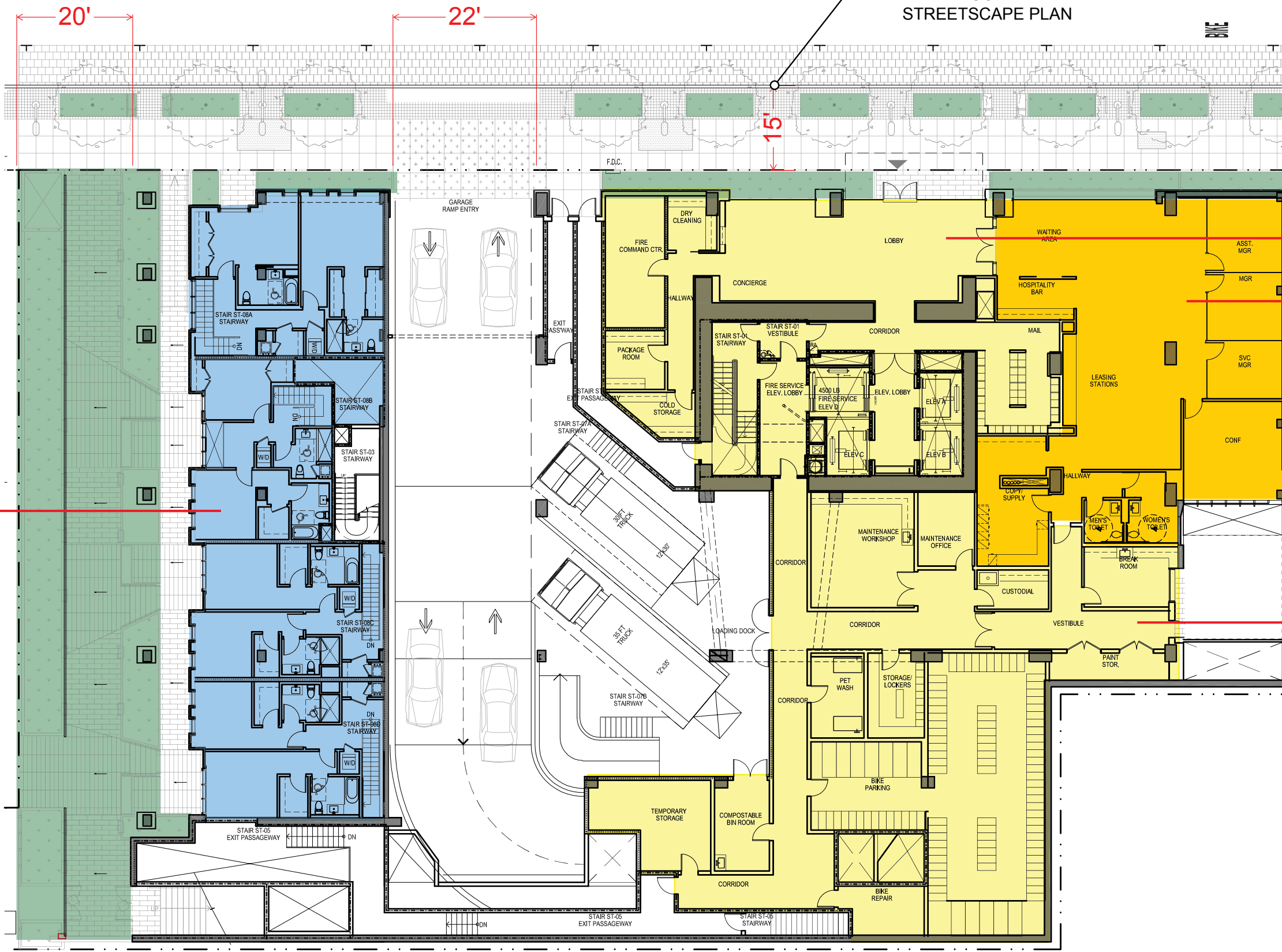
APPROVED DESIGN



CURRENT DESIGN

FREMONT STREET

SIDEWALK WIDENING
PER RINCON HILL
STREETSCAPE PLAN



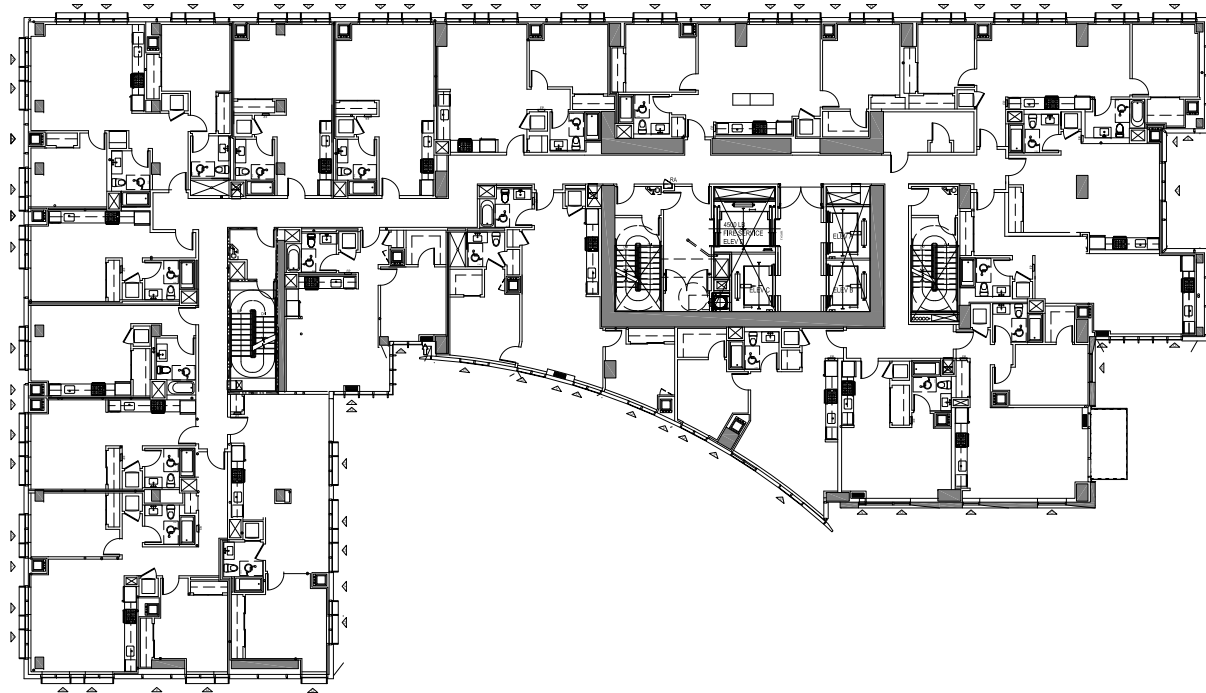
LOBBY

LEASING OFFICES

BACK OF HOUSE

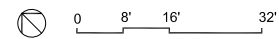
GROUND FLOOR
TOWNHOUSE UNITS

CURRENT DESIGN

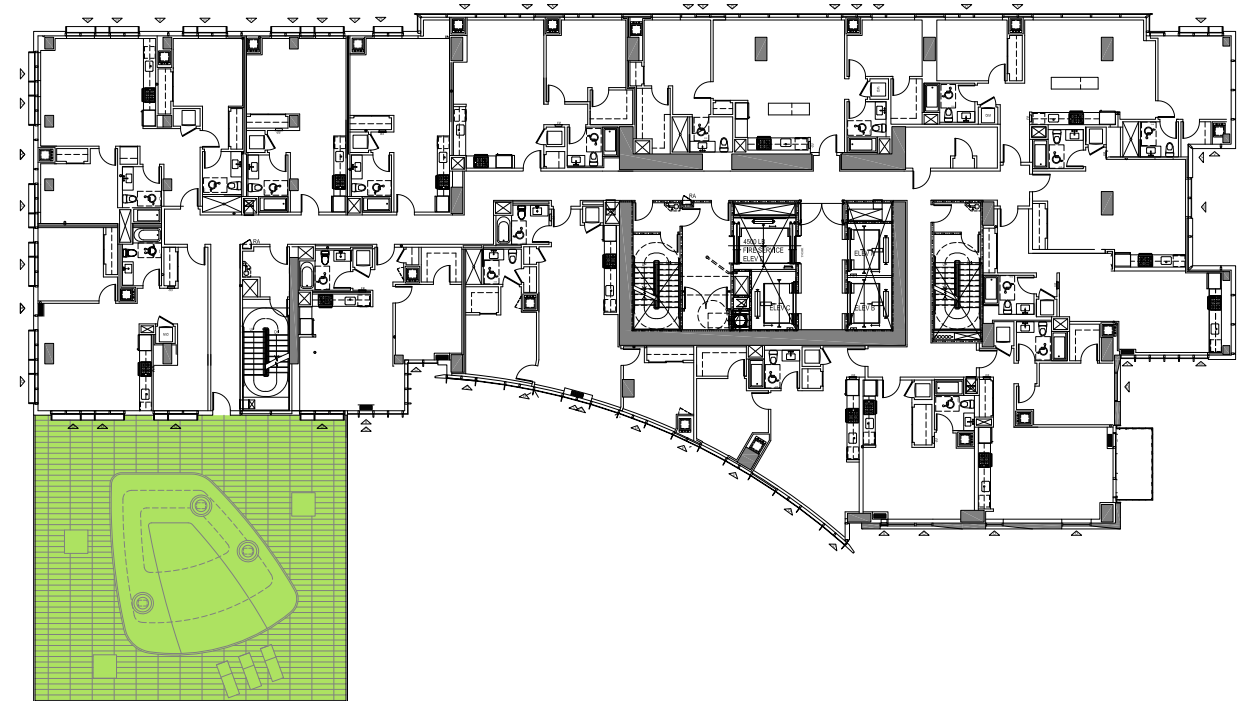


340 FREMONT STREET LEVEL 3 PODIUM FLOOR PLAN

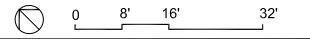
JACKSON PACIFIC / ARCHSTONE



10.01.2012



340 FREMONT STREET LEVEL 5 PODIUM FLOOR PLAN

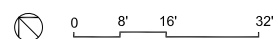


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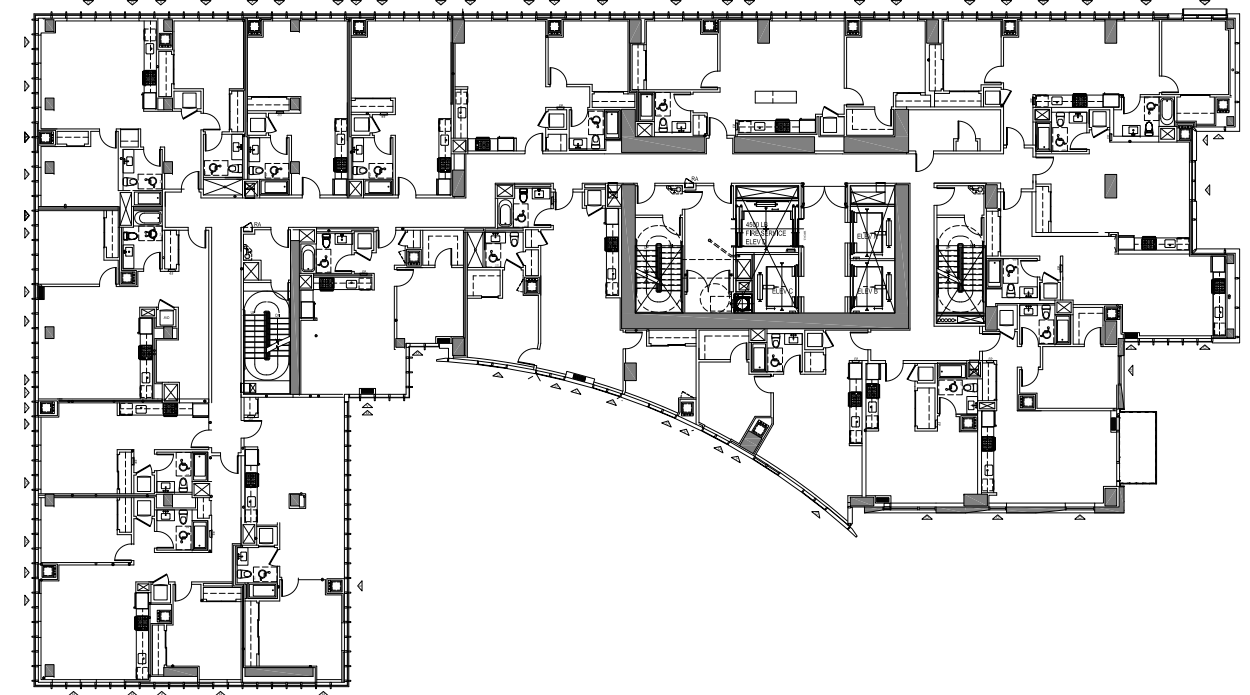


340 FREMONT STREET LEVEL 2 PODIUM FLOOR PLAN

JACKSON PACIFIC / ARCHSTONE

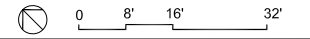


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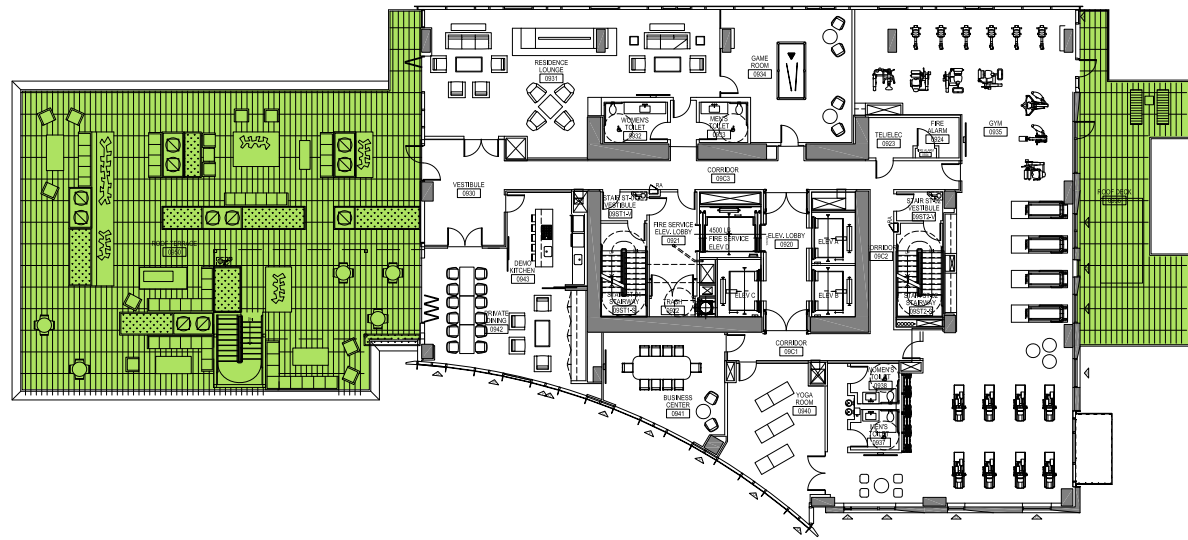


340 FREMONT STREET LEVEL 4 PODIUM FLOOR PLAN

JACKSON PACIFIC / ARCHSTONE

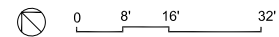


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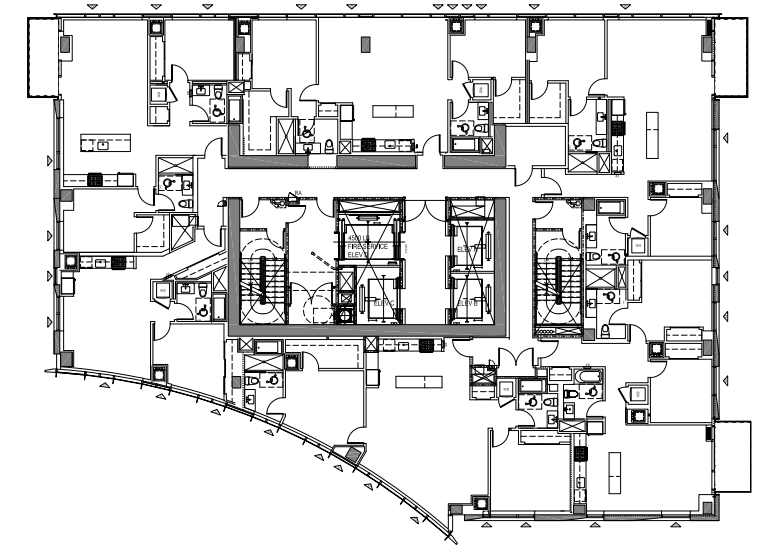


340 FREMONT STREET LEVEL 9 AMENITY FLOOR PLAN

JACKSON PACIFIC / ARCHSTONE

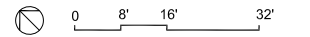


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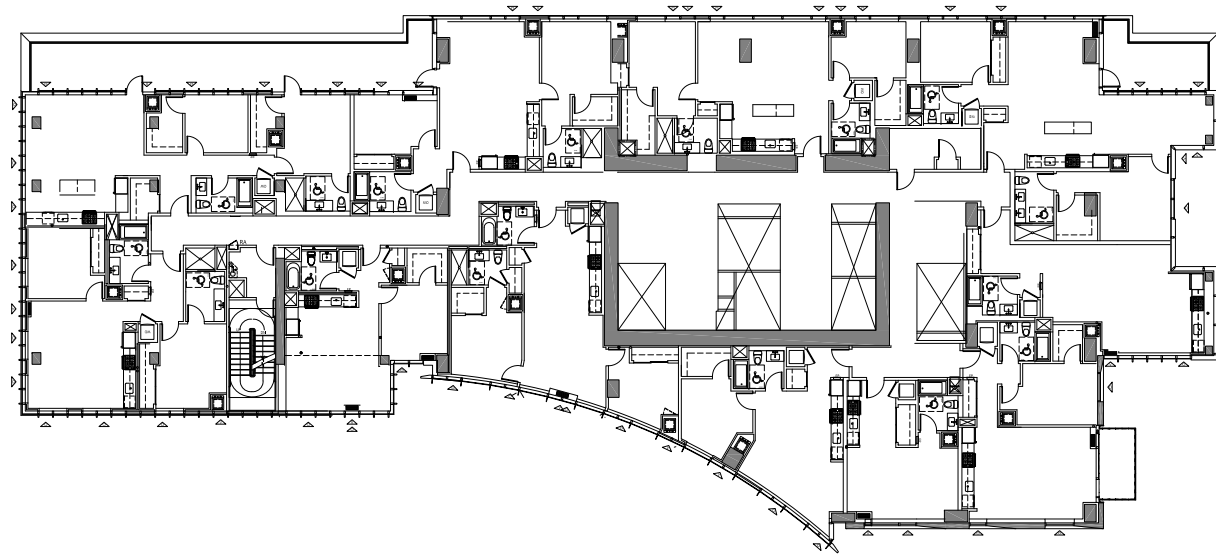


340 FREMONT STREET LEVELS 39-41 TYPICAL PENTHOUSE FLOOR PLAN * LEVEL 13 DELETED

JACKSON PACIFIC / ARCHSTONE

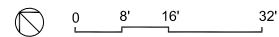


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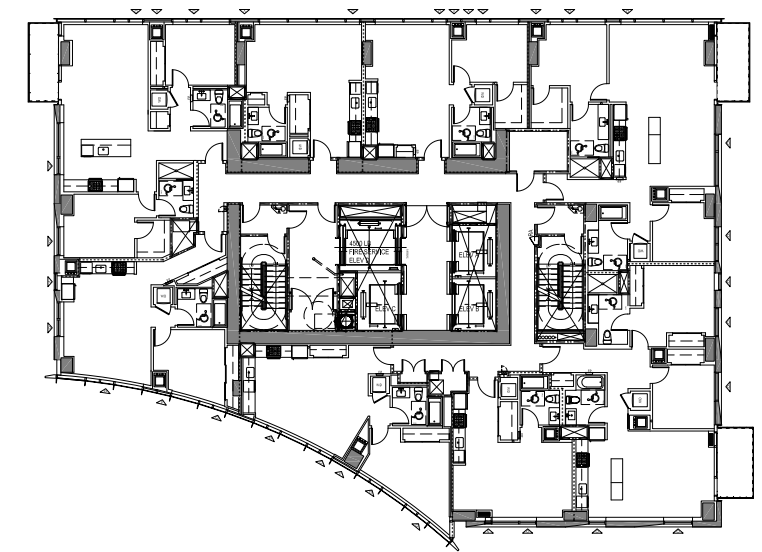


340 FREMONT STREET LEVELS 7-8 PODIUM FLOOR PLAN * WEST TERRACE ON LEVEL 7 ONLY

JACKSON PACIFIC / ARCHSTONE

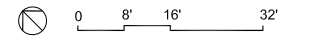


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340 FREMONT STREET LEVELS 10-38 TYPICAL TOWER FLOOR PLAN * LEVEL 13 DELETED

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10.01.2012



2006 APPROVED DESIGN



CURRENT DESIGN



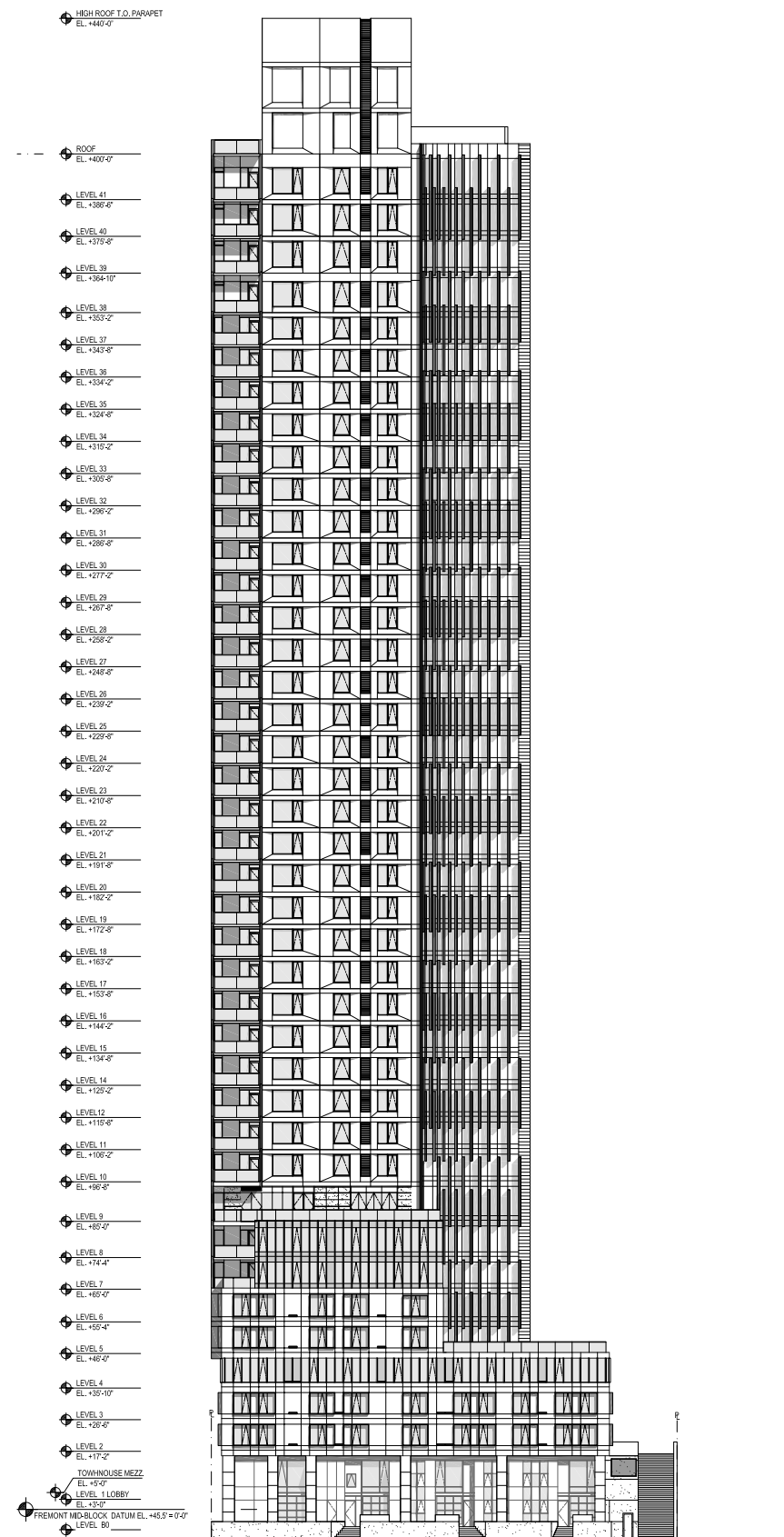


NORTH EAST STREET VIEW

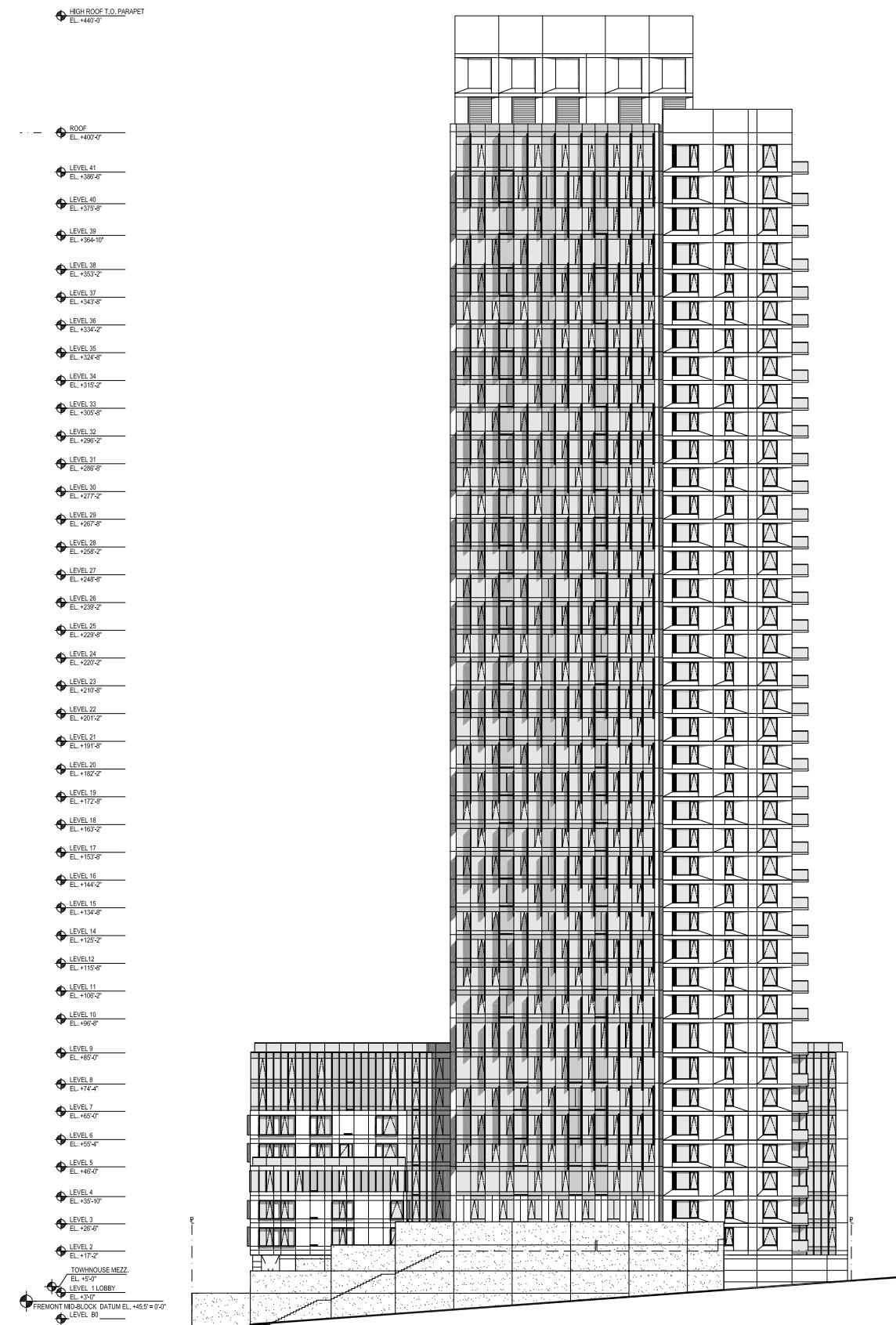


SOUTH EAST STREET VIEW

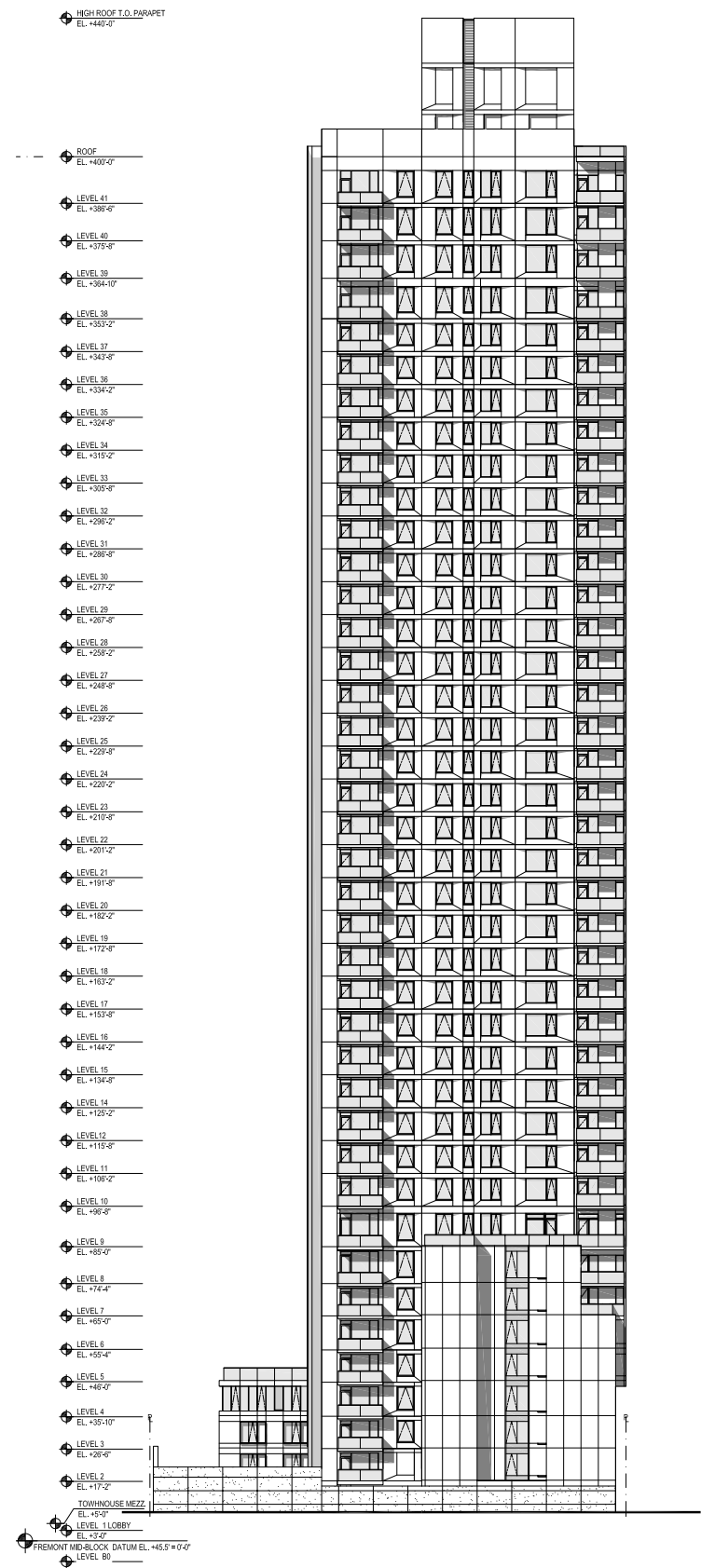




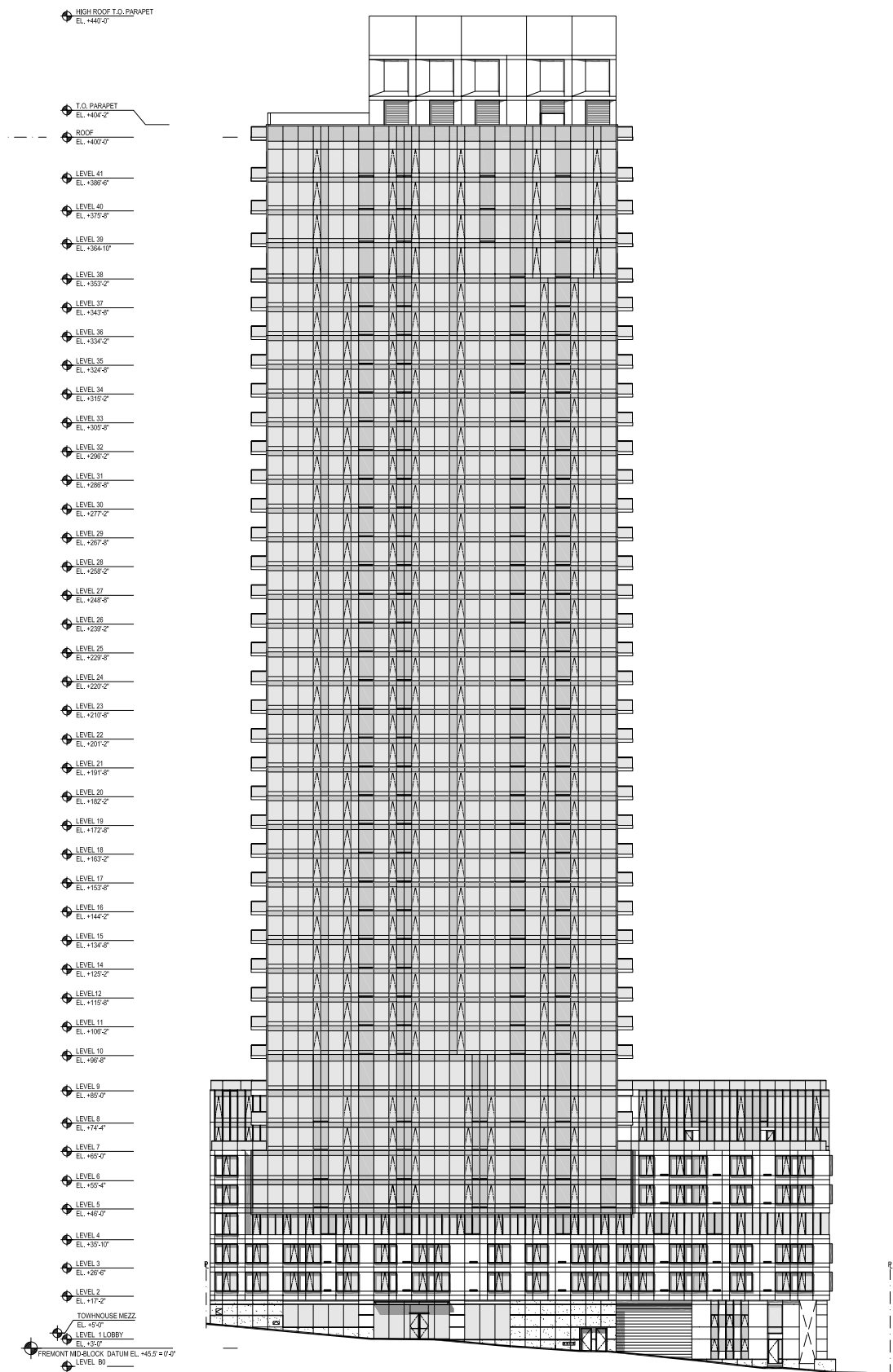
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION