

Project Overview

1158 W 37th Place

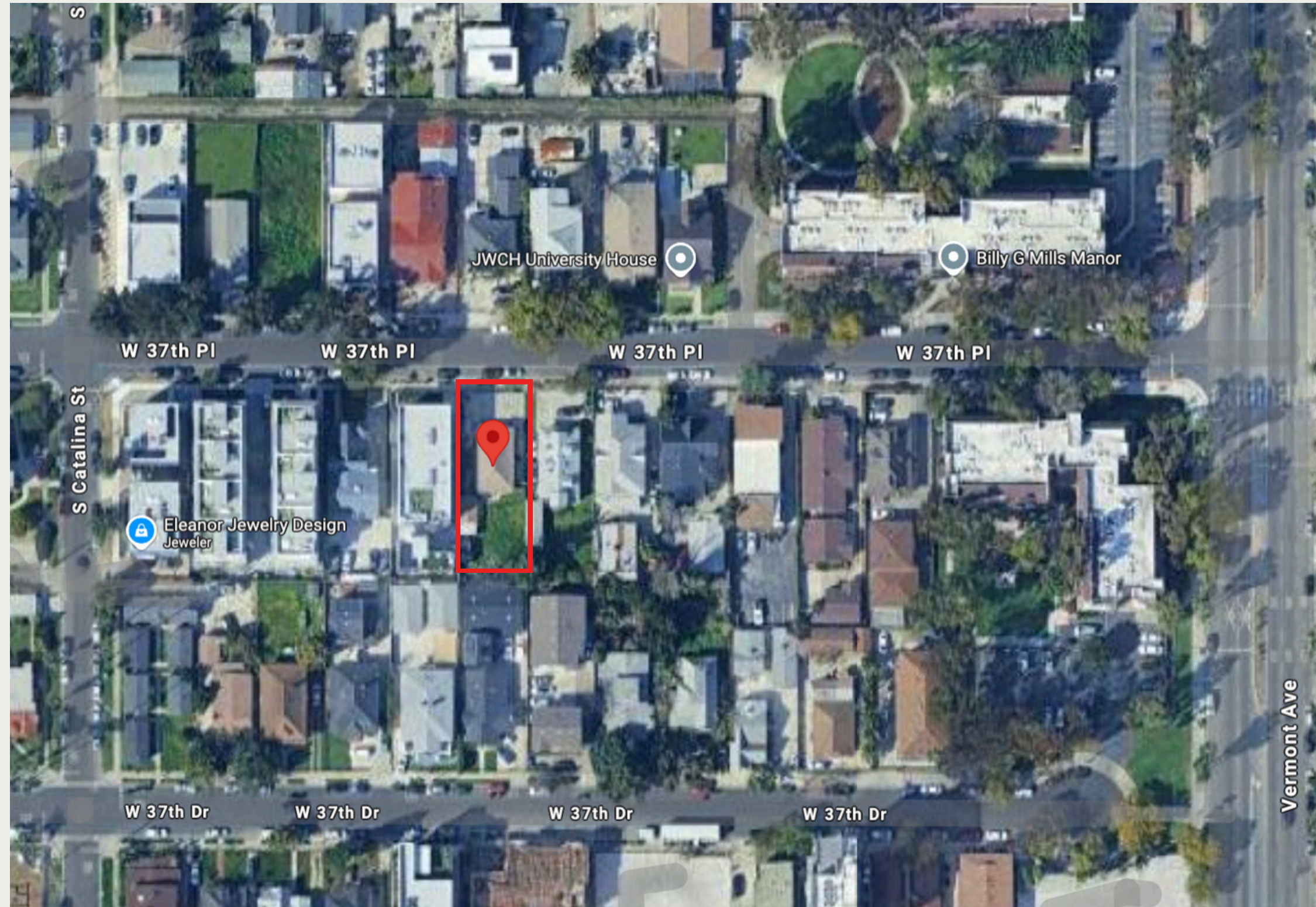
**North Area Neighborhood Development Council
Joint Board and Policy Committee Meeting
March 12, 2025**



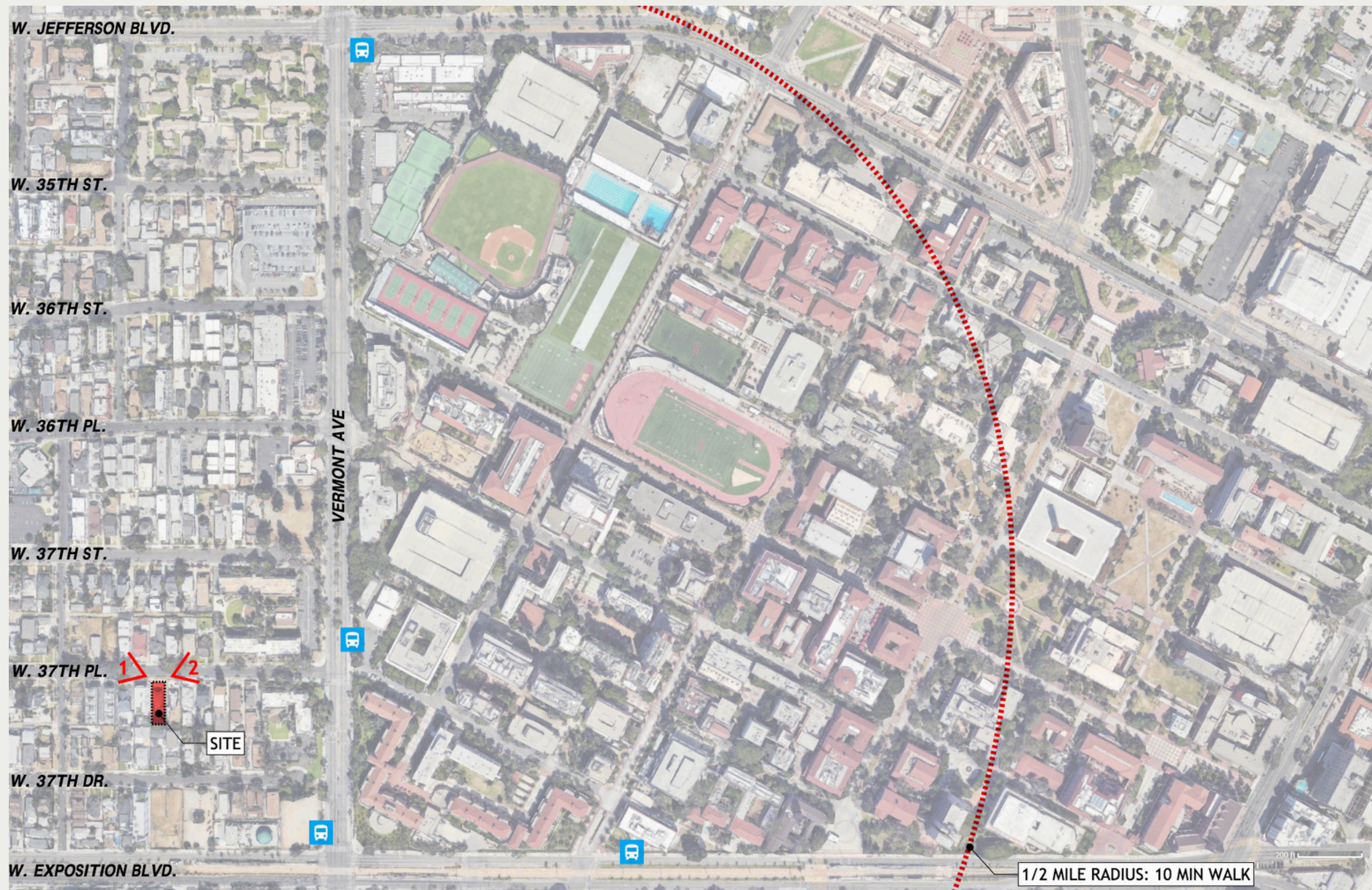
Project Overview

- New residential building with 7 units + 1 attached ADU
 - 7 three-bedrooms (including one VLI unit)
 - 1 co-living style ADU with 12 bedrooms
- 6 stories tall
- No car parking per AB 2097
- 9 bicycle parking stalls

Aerial View of 1158 W 37th Place



Neighborhood Context



Views of Site from East & West



Looking South-West from 37th Pl



2) LOOKING SOUTH-WEST FROM 37TH PLACE

Looking South-East from 37th Pl



Aerial View Looking North-West

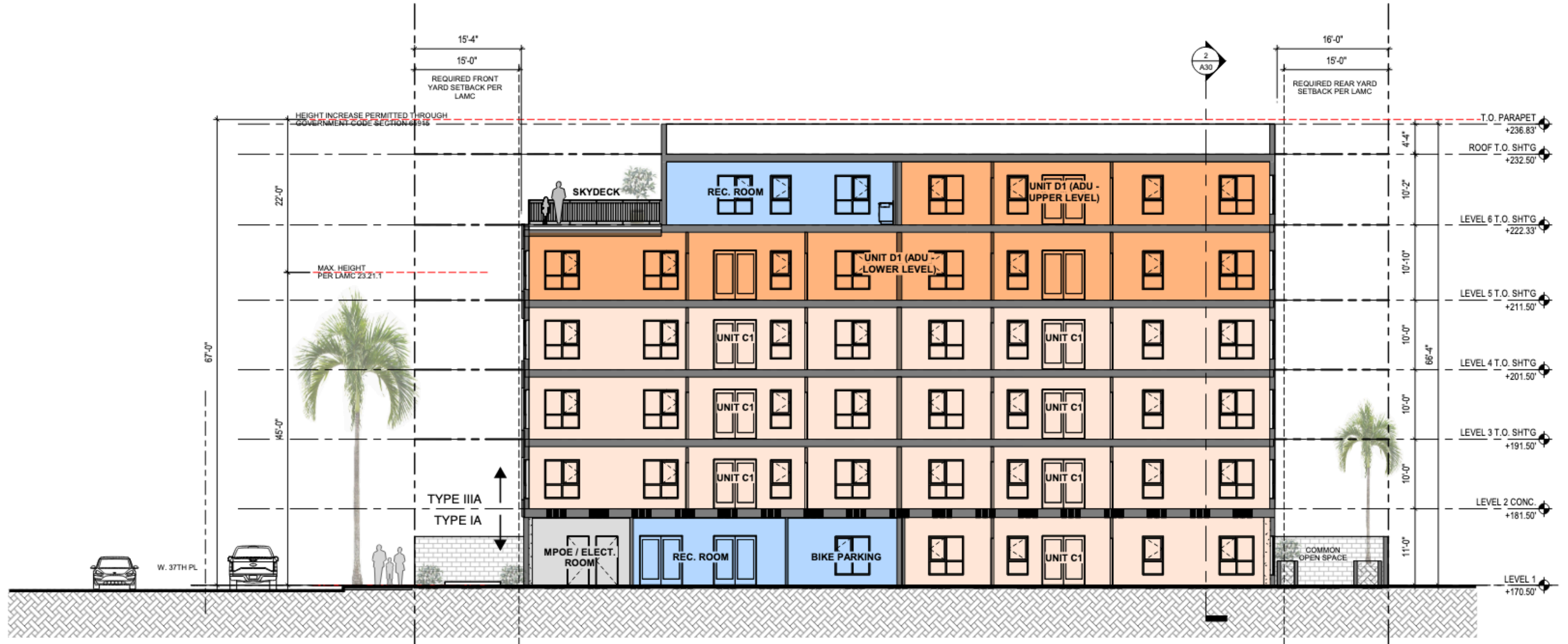


Aerial View Looking South-West



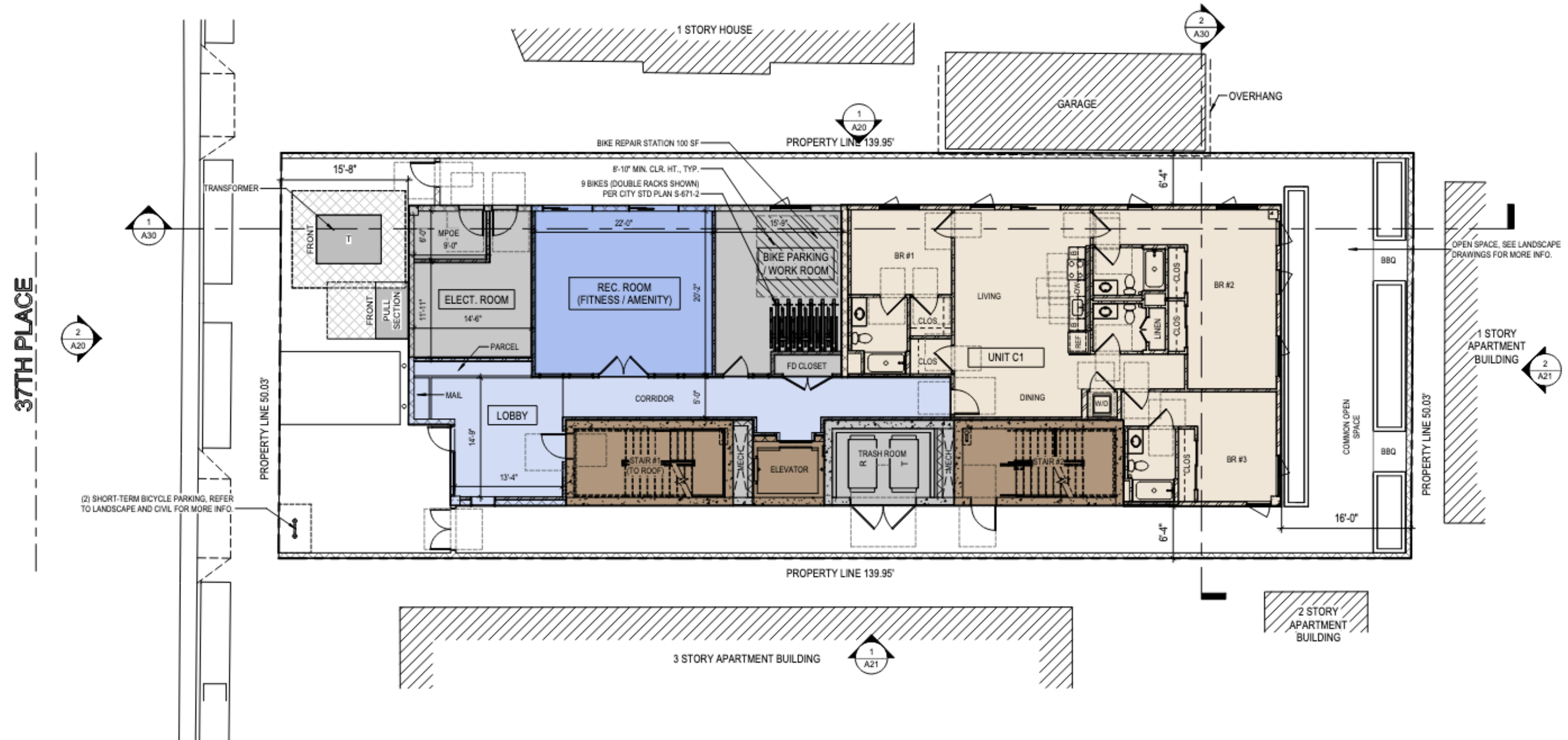
1) AERIAL VIEW LOOKING SOUTH-WEST

North-South Section

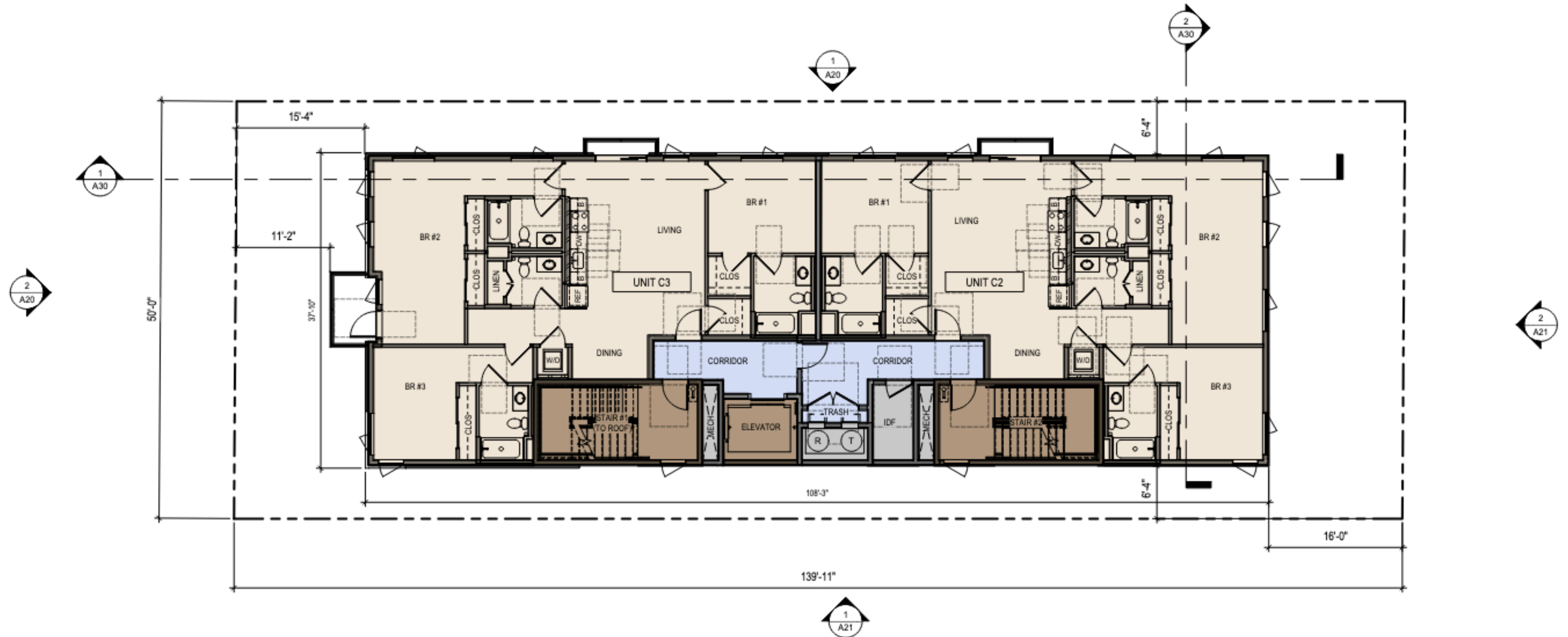


① North - South Section
1/8" = 1'-0"

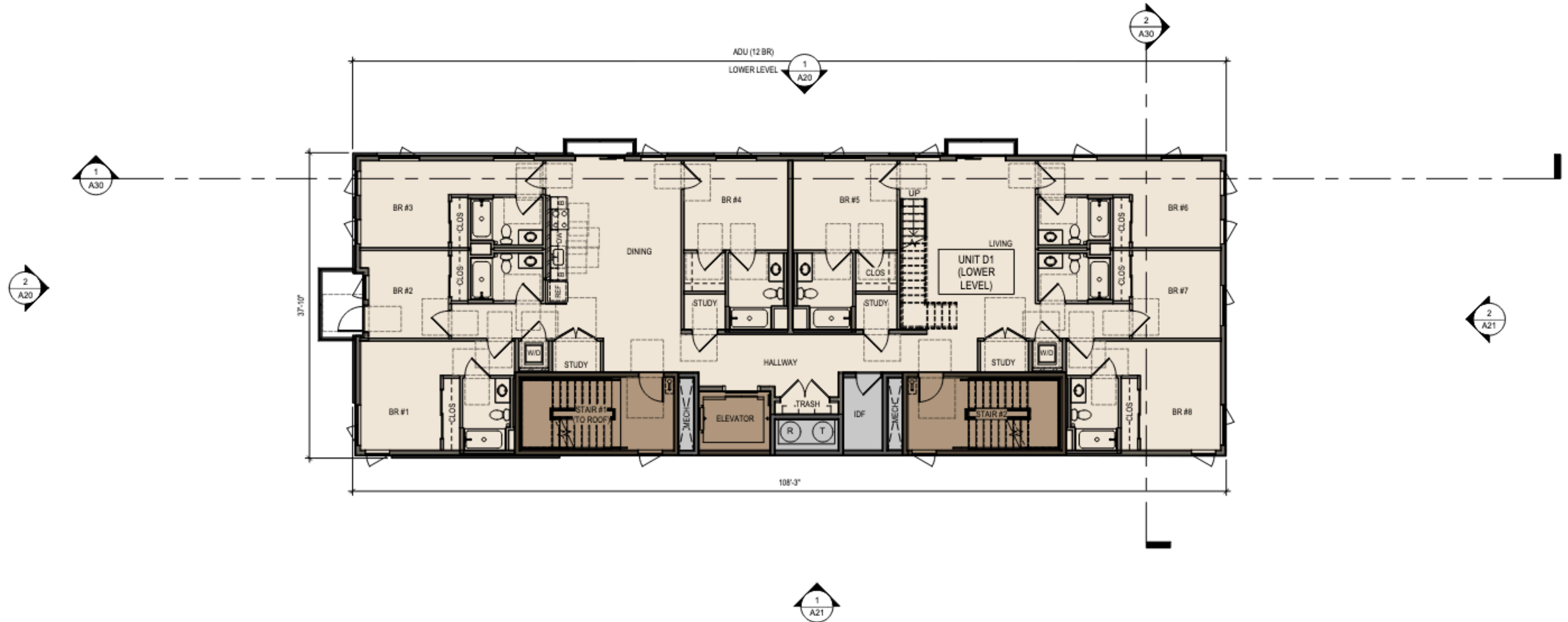
Floor Plan - Level 1



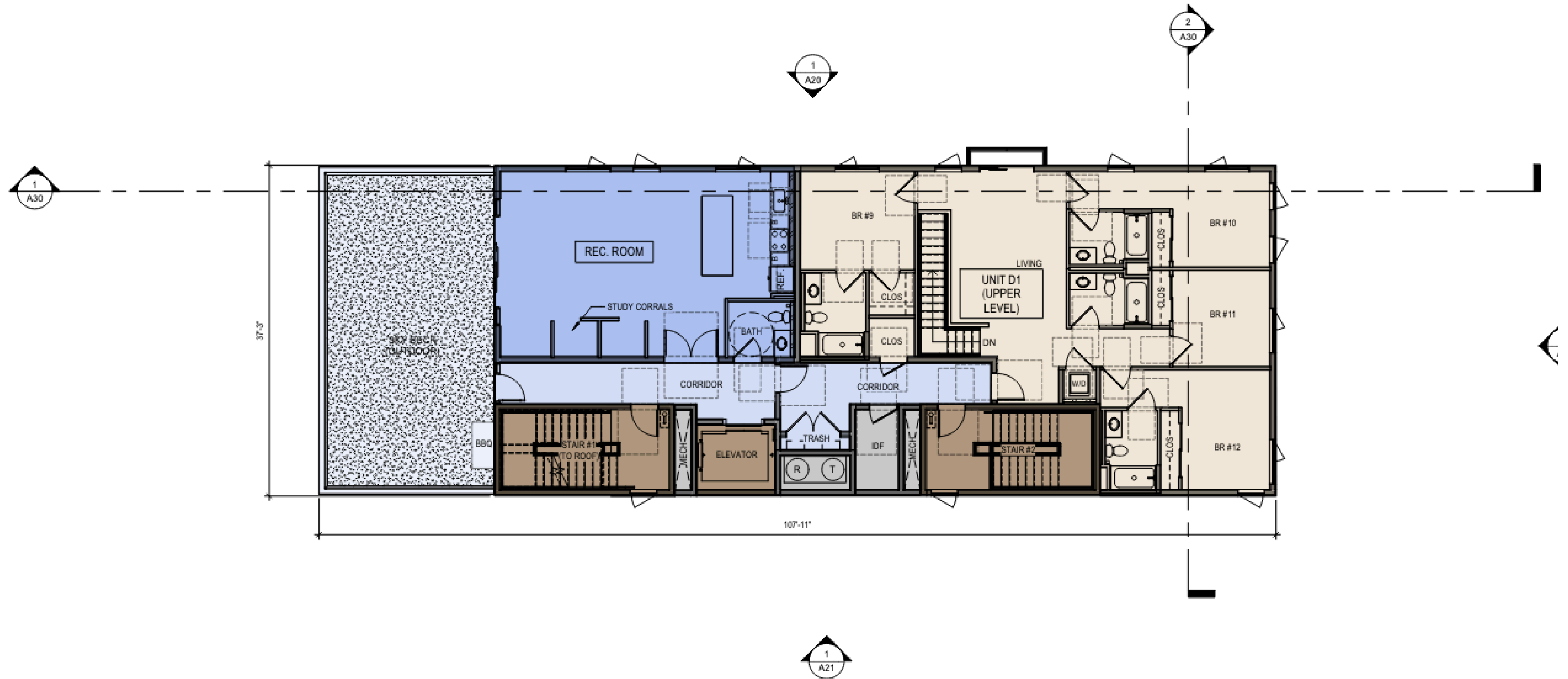
Floor Plan - Levels 2-4



Floor Plan - Level 5



Floor Plan - Level 6



Entitlement Requests

- On-menu incentive to increase FAR to 4.05 in lieu of 3.0
- On-menu Incentive to permit two side yard setbacks of 6'4" in lieu of 9'
- Off-menu incentive to reduce open space by 27%
- Off-menu incentive to increase building height to 67' in lieu of 45'

Community & Resident Benefits

- 8 modern residential housing units added
- 1 Very Low Income (VLI) unit - available to individuals or a family whose income is 50% or less of area median income
- Improved landscaping and curb appeal
- Mural on front facade
- Recreation and fitness room, rooftop patio, and bicycle workshop room and storage

Questions?