



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JANUARY 9, 2014

1650 Mission St.
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San Francisco,
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415.558.6377

Date: January 2, 2014
Case No.: **2013.1464C**
Project Address: **2071 UNION STREET**
Zoning: Union Street Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 0541/016
Project Sponsors: Nike Retail Services (applicant) Caroline Guibert (agent)
Contact: Tiffany Evans Coblentz Patch Duffy & Bass LLP
Global Estate Counsel One Ferry Building, Suite 200
One Bowerman Drive, DF-4 San Francisco, CA 94111
Beaverton, OR 97005
Sandra Servadei & Anne Violet Stranczek (property owners)
Cooper, White & Cooper (c/o Beau Simon)
2001 California Street
San Francisco, CA 94111
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposal is a request for Conditional Use Authorization pursuant to Planning Code Sections 703.4, 703.3, 303(c), and 303(i) to establish a Formula Retail Use within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to convert a vacant ground floor commercial space with approximately 3,500 gross square feet of floor area (previously occupied by “Rugby”, a Formula Retail apparel store concept of Ralph Lauren) into another Formula Retail Use (d.b.a. Nike) and continuing as a retail apparel store use. The proposal will involve interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope.

SITE DESCRIPTION AND PRESENT USE

The project site at 2071 Union Street is located on the south side of Union Street between Webster and Buchanan Streets, Assessor’s Block 0541, Lot 016. It is located within the Union Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. The subject lot is 3,994 square-feet (approximately 39.94 feet wide by 100 feet deep) in size and is occupied by a one-story commercial building built in 1924. The existing building is not listed in the Planning Department’s 1976 Architectural Survey or the National and California Registers as having architectural significance. The subject commercial tenant space with approximately 3,500 gross square feet of floor area was previously occupied by Rugby, a Formula Retail apparel store concept of Ralph Lauren which vacated the premises in January 2013 and occupied the commercial tenant space for approximately 5 years. Prior to Rugby, the commercial tenant space was occupied by Z Gallerie, a Formula Retail home furnishings store which vacated the premises to relocate to its current location at 2154 Union Street.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The surrounding development consists of a variety of multi-story residential, commercial and mixed-use buildings. The scale of development in the area consists of a mix of low-and mid-rise buildings (one- to four-story structures), some of which were built in the early 1900s and the 1970s. A mix of food establishments, personal and professional service establishments, and small retail establishments defines the Union Street NCD corridor in the immediate vicinity. The property directly east of the subject property at 2083 Union Street is a Formula Retail cosmetic retail store (d.b.a. Sephora Beauty) and the property directly west of the subject property at 2055 Union Street (formerly a single-screen movie theater d.b.a. Metro Theatre) which is currently under construction to be occupied by a private fitness facility (d.b.a. Equinox Gym). Some of the commercial establishments on the block include Shaw (shoe store), Samsara (jewelry and accessories store), Osha Thai restaurant, and Sephora Beauty. Some of the commercial establishments on the opposite block include Café des Amis restaurant, Betelnut, Red Lantern (clothing store), Nettie’s Crab Shack restaurant, Milvali Salon & Cosmetics, Nine West, and Armani Exchange. The surrounding zoning is RM-1 (Residential, Mixed, Low Density) south of Union Street and RH-2 (Residential, House, Two-Family) District north of Union Street between the cross street of Webster and Buchanan Streets.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	December 20, 2013	December 18, 2013	22 days
Posted Notice	20 days	December 20, 2013	December 20, 2013	20 days
Mailed Notice	20 days	December 20, 2013	December 20, 2013	20 days

The proposal requires Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

- As of January 2, 2014, the Department has received two letters in support from the Union Street Association and a merchant in support of the proposed project. The Planning Department did not receive any phone calls or letters in opposition to the proposed project. The project sponsor submitted 8 letters from merchants and residents, a petition with 56 signatures from merchants, and letters from the Union Street Association and the Golden Gate Neighborhood Association in support of the proposed project. In addition, the project sponsor engaged in public outreach efforts (which included holding a community outreach meeting “open house” and presenting the project to the Union Street Association and Golden Gate Valley Neighborhood Association).

ISSUES AND OTHER CONSIDERATIONS

- Nike has approximately 31 stores nationwide. The proposed formula retail use will provide for the sale of sportswear products.
- There are approximately 288 retail, service, and restaurant businesses within the Union Street NCD, of which, approximately 32 businesses (10%) appear to qualify as formula retail uses. According to the project sponsor, there are approximately six existing athletic apparel stores within the Union Street NCD; two of these stores specialize in selling footwear merchandise designed specifically for cycling. According to the project sponsor, none of these existing athletic apparel stores also carry running shoes and provide athletic apparel and shoes for both genders.

REQUIRED COMMISSION ACTION

This proposal requires **Conditional Use** authorization pursuant to Sections 303(c), 303(i), 703.3, and 703.4 of the Planning Code to establish a Formula Retail Use (d.b.a. Nike) by converting a vacant ground floor commercial space with approximately 3,500 gross square feet of floor area (previously occupied by "Rugby", a Formula Retail apparel store concept of Ralph Lauren) and continuing as a retail apparel store use within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The proposed project will occupy a vacant commercial tenant space on the subject block which will be complimentary to the mix of existing neighborhood-serving uses within the neighborhood. It will also provide new job opportunities to the City. The proposed project meets all applicable requirements of the Planning Code.
- The Department believes that this project is necessary and/or desirable for the following reasons:
 - a) The proposed project will enhance the economic diversity of the neighborhood by allowing a new business (which replaces a formula retail use selling apparel which vacated offering both daytime and evening services) in the area.
 - b) The proposed project is a neighborhood-serving use which residents can access by walking or taking public transit.
 - c) The proposed project would be consistent with the mixed commercial-residential character of this portion of the Union Street Neighborhood Commercial District.

RECOMMENDATION: Approval with Conditions
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Attachments:

Zoning District Map
Parcel Map
Sanborn Map
Aerial Photographs
Site and Context Photographs
Reduced Plans

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> |

SMY

Exhibits above marked with an "X" are included in this packet

Planner's Initials

SMY: C:\2071 Union Street summary-smy.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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Planning Commission Motion No. XXXXX

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Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 703.4, 703.3, 303(c), AND 303(i) TO ALLOW THE ESTABLISHMENT OF A FORMULA RETAIL USE (D.B.A. NIKE) AT 2071 UNION STREET WITHIN THE UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 18, 2013, Caroline Guibert representing Nike Retail Services Inc. (hereinafter “Project Sponsor”) made an application for Conditional Use authorization for the property at **2071 Union Street, Lot 016 in Assessor’s Block 0541** (hereinafter “Subject Property”), to convert a vacant ground floor commercial space with approximately 3,500 gross square feet of floor area (previously occupied by “Rugby”, a Formula Retail apparel store concept of Ralph Lauren) into another Formula Retail Use (d.b.a. Nike) and continuing as a retail apparel store use within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District, in general conformity with plans submitted October 31, 2013, and labeled “Exhibit B” (hereinafter “Project”).

On **January 9, 2014**, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on **Conditional Use Application No. 2013.1464C**.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2013.1464C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the recitals above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site at 2071 Union Street is located on the south side of Union Street between Webster and Buchanan Streets, Assessor's Block 0541, Lot 016. It is located within the Union Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. The subject lot is 3,994 square-feet (approximately 39.94 feet wide by 100 feet deep) in size and is occupied by a one-story commercial building built in 1924. The existing building is not listed in the Planning Department's 1976 Architectural Survey or the National and California Registers as having architectural significance. The subject commercial tenant space with approximately 3,500 gross square feet of floor area was previously occupied by Rugby, a Formula Retail apparel store concept of Ralph Lauren which vacated the premises in January 2013 and occupied the commercial tenant space for approximately 5 years. Prior to Rugby, the commercial tenant space was occupied by Z Gallerie, a Formula Retail home furnishings store which vacated the premises to relocate to its current location at 2154 Union Street.
3. **Surrounding Properties and Neighborhood.** The surrounding development consists of a variety of multi-story residential, commercial and mixed-use buildings. The scale of development in the area consists of a mix of low-and mid-rise buildings (one- to four-story structures), some of which were built in the early 1900s and the 1970s. A mix of food establishments, personal and professional service establishments, and small retail establishments defines the Union Street NCD corridor in the immediate vicinity. The property directly east of the subject property at 2083 Union Street is a Formula Retail cosmetic retail store (d.b.a. Sephora Beauty) and the property directly west of the subject property at 2055 Union Street (formerly a single-screen movie theater d.b.a. Metro Theatre) which is currently under construction to be occupied by a private fitness facility (d.b.a. Equinox Gym). Some of the commercial establishments on the block include Shaw (shoe store), Samsara (jewelry and accessories store), Osha Thai restaurant, and Sephora Beauty. Some of the commercial establishments on the opposite block include Café des Amis restaurant, Betelnut, Red Lantern (clothing store), Nettie's Crab Shack restaurant, Milvali Salon & Cosmetics, Nine West, and Armani Exchange. The surrounding zoning is RM-1 (Residential, Mixed, Low Density) south of Union Street and RH-2 (Residential, House, Two-Family) District north of Union Street between the cross street of Webster and Buchanan Streets.
4. **Project Description.** The proposal is a request for Conditional Use Authorization pursuant to Planning Code Sections 703.4, 703.3, 303(c), and 303(i) to establish a Formula Retail Use within the Union Street

Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to convert a vacant ground floor commercial space with approximately 3,500 gross square feet of floor area (previously occupied by "Rugby", a Formula Retail apparel store concept of Ralph Lauren) into another Formula Retail Use (d.b.a. Nike) and continuing as a retail apparel store use. The proposal will involve interior tenant improvements and minor storefront modifications (primarily repainting and new signage) to the ground floor commercial tenant space. There will be no expansion of the existing building envelope.

5. **Issues and Other Considerations.**

- According to the project sponsor, Nike has approximately 31 stores nationwide. The proposed formula retail use will provide for the sale of sportswear products.

6. **Public Comment.** As of January 2, 2014, the Department has received two letters in support from the Union Street Association and a merchant in support of the proposed project. The Planning Department did not receive any phone calls or letters in opposition to the proposed project. The project sponsor submitted 8 letters from merchants and residents, a petition with 56 signatures from merchants, and letters from the Union Street Association and the Golden Gate Neighborhood Association in support of the proposed project. In addition, the project sponsor engaged in public outreach efforts (which included holding a community outreach meeting "open house" and presenting the project to the Union Street Association and Golden Gate Valley Neighborhood Association).

7. **Use District.** The project site is within the Union Street Neighborhood Commercial District (NCD). The Union Street NCD, located in northern San Francisco between the Marina and Pacific Height neighborhoods, provides convenience goods and services to the residents of the Cow Hollow, Golden Gate Valley, and Pacific Heights neighborhoods. The district has a very active and continuous commercial frontage along Union Street, while the side streets have a greater proportion of residences. The Union Street NCD controls are designed to encourage a wide variety of uses, with special emphasis on eating and drinking establishments and specialty shops whose clientele comes from a wide trade area. This is in addition to a significant number of professional, realty, and business offices. Most commercial development is permitted at the first two stories of new buildings, while retail service uses are monitored at the third story and above. The zoning controls are designed to provide sufficient growth opportunities for commercial development that is in keeping with the existing scale and character, promote continuous retail frontage, and protect adjacent residential livability.

8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Formula Retail Use within the Union Street NCD.** Planning Code Section 703.4 allows for the establishment of formula retail uses within any Neighborhood Commercial District by Conditional Use authorization.

A Formula Retail Use is defined under Planning Code Section 703.3 as a type of retail sales activity or retail sales establishment which, along with eleven or more other retail sales establishments located in the United States, maintains two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, a uniform apparel, standardized signage, a trademark or a servicemark.

The current proposal is to allow the establishment of a Formula Retail Use (d.b.a. Nike) in an approximately 3,500 gross square foot vacant ground floor commercial space on the project site.

- B. **Other Retail Sales and Services Use within the Union Street NCD.** Section 725.40 of the Planning Code permits “other retail sales and services” establishments on the first and second stories.

The current proposal is to allow the continuation of an ‘other retail sales and service use’ (also formula retail use d.b.a. Nike) on the ground (1st) floor of the one-story commercial building.

- C. **Hours of Operation.** Section 725.27 allows hours of operation from 6 a.m. until 2 a.m. as of right and requires Conditional Use authorization to operate between the hours of 2 a.m. and 6 a.m.

The project sponsor has indicated that the proposed hours of operation of the proposed formula retail use d.b.a. Nike are 10 a.m. to 8 p.m., seven days a week; if necessary, Nike will modify their hours to be in line with other neighborhood merchants.

- D. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

Approximately 68% (27 feet) of the street frontage at the ground level on Union Street is fenestrated with transparent windows and doorways allowing for visibility to the inside of the building.

- E. **Off-Street Parking and Loading.** Section 151 requires off-street parking for every 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Section 152 requires one off-street loading space for retail stores between 10,001 and 60,000 gross square feet.

The subject commercial tenant space, with approximately 3,500 gross square feet of floor area, will not require any off-street parking or loading spaces.

- F. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.

9. **Section 303(c)** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- (1) The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed project is to allow the establishment of a formula retail use (d.b.a. Nike) to replace another formula retail use selling apparel and accessories (d.b.a. Rugby) which existed on the project site. There will be interior tenant improvements and minor storefront modifications made to the existing commercial tenant space with no expansion of the existing building envelope. The store will be compatible with the existing retail character of the Union Street NCD and will help maintain the continuous retail frontage along Union Street, a defining characteristic of the Union Street NCD. The store will also provide products and training services that will benefit the neighborhood and the community as a whole. Furthermore, the store will service as a hub for athletes by offering an assortment of training, running, and sportswear products and by engaging the community in athletic-related events and training seminars.

- (2) The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (A) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size and shape of the site and the arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the existing building.

- (B) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

Existing traffic patterns will not be significantly affected by the proposed project. Public transit (Muni Lines 41-Union and 45-Union/Stockton) is located within walking distance of the project site; a bus stop is located at the corner of Union and Buchanan Streets. There is on-street parking in front of the subject property and in the surrounding neighborhood. A parking garage (Union Street Plaza garage) is located on the subject block at 2001 Union Street.

- (C) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

No noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed project.

- (D) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

There will be no addition of off-street parking spaces, loading facilities, open space or service areas. All project signage and projections will be consistent with the controls of the Planning Code.

- i. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The proposed project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- ii. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purpose of the Union Street NCD in that the intended use is a neighborhood-serving business.

10. **Sections 303(i) and 703.4** require Conditional Use authorization for the establishment of a formula retail use in Neighborhood Commercial Districts. The Planning Commission shall consider the following criteria set forth in **Section 303(i)** in addition to the criteria set forth in Section 303(c):

- (1) The existing concentrations of formula retail uses within the Neighborhood Commercial District;

There are approximately 288 retail, service, and restaurant businesses within the Union Street NCD. There are approximately 32 businesses (10%) within the Union Street NCD which appear to qualify as formula retail uses (based on the survey conducted for the Sur La Table proposed at 2224 Union Street for the July 11, 2013 Planning Commission hearing under Case No. 2013.0266C). According to the project sponsor, within the immediate area (Union Street between Webster and Buchanan Streets) there are four formula retail uses which include Nine West (women's shoes), Sephora (cosmetics), Comerica Bank, and Lorna Jane (women's athletic apparel); there are approximately 19 other non-formula retail businesses within this immediate area. In addition, some other formula retail uses within the Union Street NCD include Bebe, Armani Exchange, Lulu Lemon, American Apparel, La Boulange, Bank of America, AT&T, Sephora, See's Candy, American Apparel, and Sur La Table.

- (2) The availability of other similar retail uses within the Neighborhood Commercial District;

According to the project sponsor, there are approximately six existing athletic apparel stores within the Union Street NCD; two of these stores specialize in selling footwear merchandise

designed specifically for cycling. According to the project sponsor, none of these existing athletic apparel stores also carry running shoes and provide athletic apparel and shoes for both genders. Furthermore, the proposed Nike store will be distinguished as a hub for athletes by offering an assortment of training, running, and sportswear products and by engaging the community in athletic-related events and training seminars.

- (3) The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the Neighborhood Commercial District;

The proposed project will not involve significant modifications to the building's existing architectural and aesthetic character. There will be no expansion of the existing building envelope.

- (4) The existing retail vacancy rates within the Neighborhood Commercial District;

According to the project sponsor, as of October 2013 the vacancy rate is approximately 5% within the Union Street NCD.

- (5) The existing mix of City-serving retail uses and neighborhood-serving retail uses within the Neighborhood Commercial District;

The proposed formula retail use will complement the mix of goods and services currently available within this portion of the Union Street NCD, which include a mixture restaurants, personal and professional service establishments, and small retail establishments

11. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

The proposed project would be compatible with and complimentary to the types of uses characterizing this portion of the Union Street NCD, which includes a mixture of restaurants, personal and professional service establishments, and small retail establishments.

Policy 3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of affordable housing and the needed expansion of commercial activity.

Approval of the proposed project would be consistent with the mixed commercial-residential character of this portion of the Union Street NCD. The proposed project would not adversely affect any affordable housing resources in the neighborhood.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No existing commercial tenant will be displaced. The proposed project will not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Policy 3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

The proposed project will help maintain the existing commercial-residential character in the neighborhood by occupying a vacant ground floor commercial space in the neighborhood with another retail apparel use.

Policy 4:

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The proposed project will be accessible to all residents in this portion of the Union Street NCD.

Policy 8:

Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

The proposed project will primarily involve interior tenant improvements to the commercial space. The proposal will not involve major facade alterations to the exterior of the building or change in building envelope.

Policy 9:

Regulate uses so that traffic impacts and parking problems are minimized.

The proposed project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood since it will replace a retail store use (Rugby) which previously existed on the project site. Many patrons would be able to walk from their residences or places of employment, and the proposed project is well served by public transportation. There is on-street parking in the surrounding neighborhood.

12. **Section 101.1(b)** establishes eight priority planning policies and requires the review of permits that authorize changes of use for consistency with said policies:

- (1) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The proposed project will be complimentary to the existing commercial establishments within the immediate neighborhood. The proposed project will provide job opportunities to the City by employing approximately 12-15 people. The project sponsor has indicated approximately 5 positions will be full-time and efforts will be made to hire locally.

- (2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by helping to retain an existing retail store use in the area. Existing housing will not be affected by the proposed project.

- (3) That the City's supply of affordable housing be preserved and enhanced.

The proposed project will not displace any affordable housing.

- (4) That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposed project would not significantly increase the automobile traffic congestion and parking problems in the neighborhood. The proposal is a neighborhood-serving use which residents can access by walking or taking public transit. There is also a parking garage within walking distance of the subject property.

- (5) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.

- (6) That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.

- (7) That landmark and historic buildings be preserved.

The proposed project will not significantly affect any landmarks or historic buildings.

- (8) That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed project will not affect any city-owned park or open space.

13. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

14. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.1464C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 9, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to convert a vacant ground floor commercial space with approximately 3,500 gross square feet (previously occupied by "Rugby", a Formula Retail apparel store concept of Ralph Lauren) into another Formula Retail Use (d.b.a. Nike) at 2071 Union Street in Assessor's Block 0541, Lot 016, pursuant to Planning Code Sections 703.4, 703.3, 303(c), and 303(i) to establish a Formula Retail Use within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans and stamped "EXHIBIT B" included in the docket for Case No. 2013.1464C and subject to conditions of approval reviewed and approved by the Commission on January 9, 2014, under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 9, 2014 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the

project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

2. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

MONITORING - AFTER ENTITLEMENT

3. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

4. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

OPERATION

5. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.

6. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

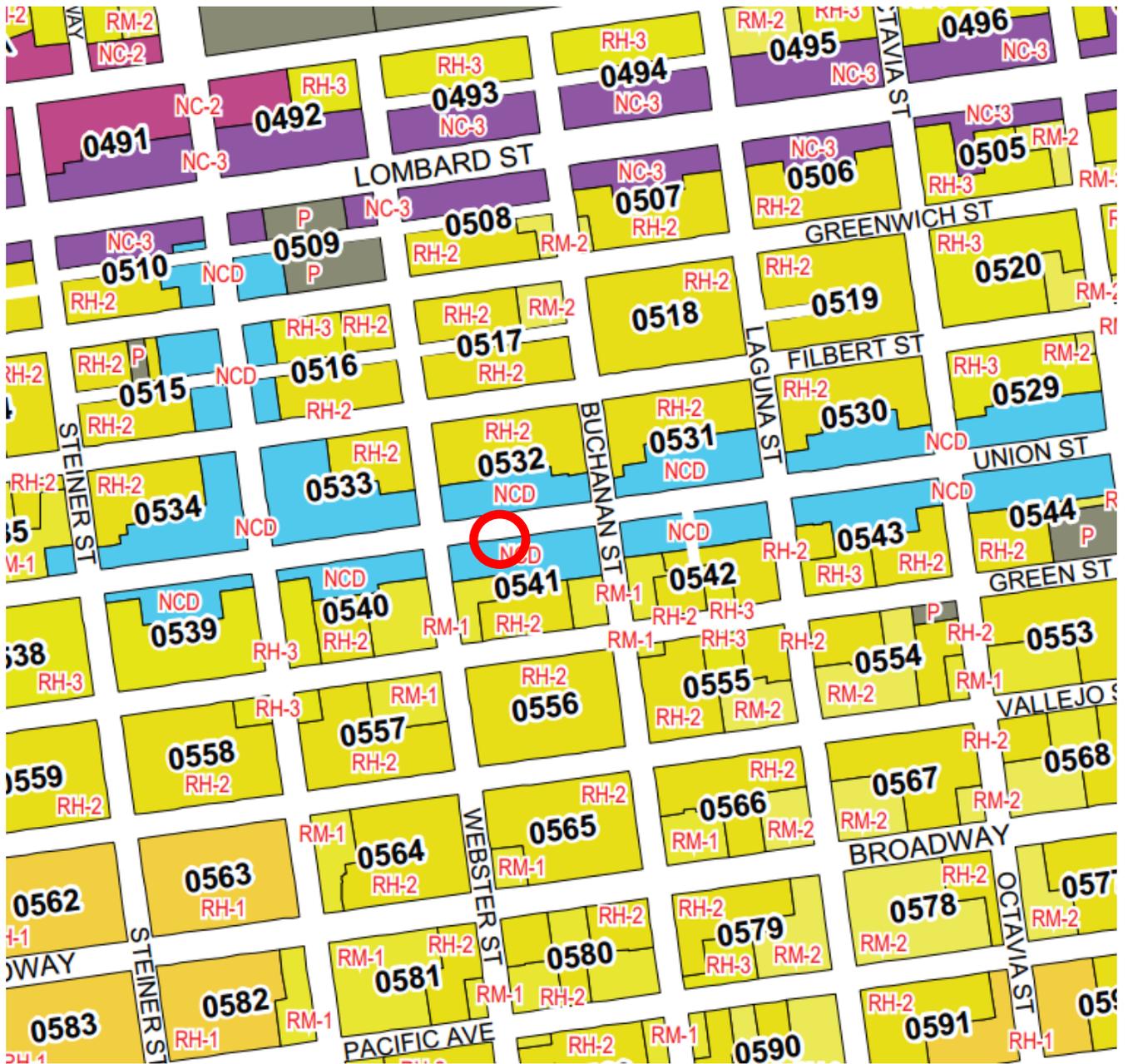
7. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sfplanning.org

8. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sfplanning.org

Zoning Map



Conditional Use Hearing
Case Number 2013.1464C
2071 Union Street

Parcel Map

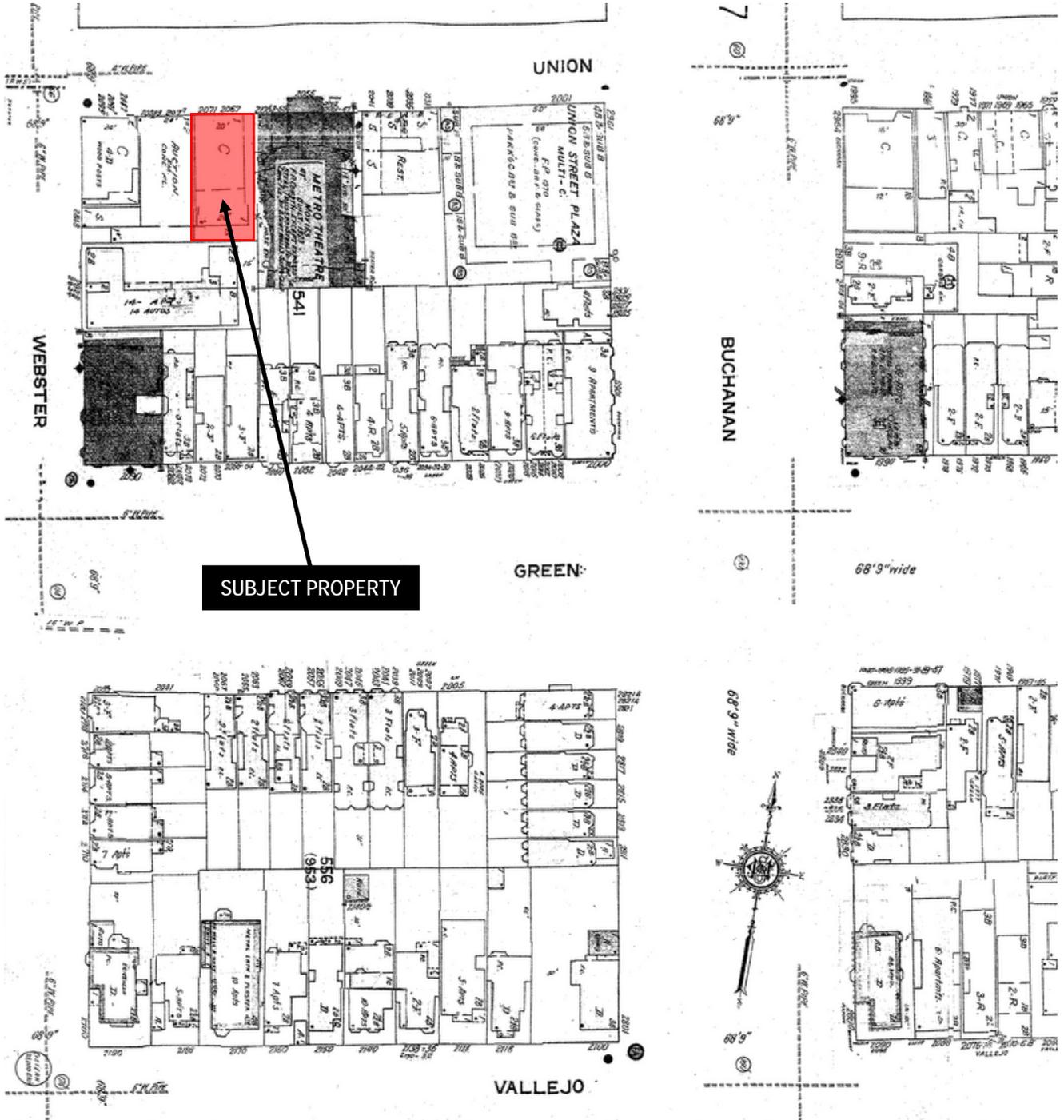


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2013.1464C
2071 Union Street

Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
 Case Number 2013.1464C
 2071 Union Street

Aerial Photo

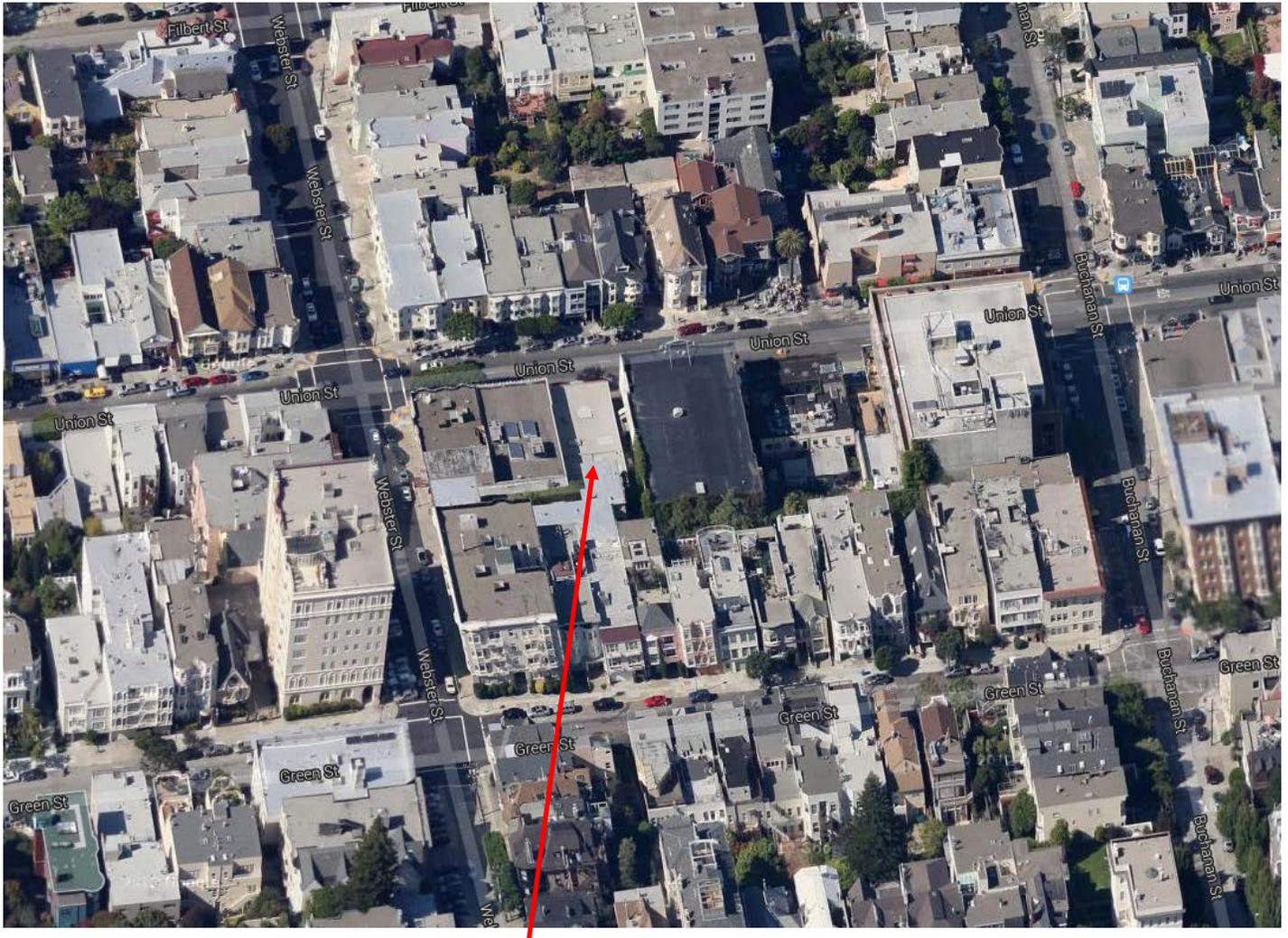


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2013.1464C
2071 Union Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2013.1464C
2071 Union Street

Site Photo

SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2013.1464C
2071 Union Street

Site Photo

SUBJECT AND OPPOSITE BLOCKS



Conditional Use Hearing
Case Number 2013.1464C
2071 Union Street

Date: December 23, 2013

To: San Francisco Planning Commission

From: BergDavis Public Affairs

Re: Nike, Inc. – 2071 Union Street Community Outreach Summary



Since September 2013, BergDavis Public Affairs on behalf of Nike, Inc. has conducted outreach to the merchants, residents and community organizations in the Union Street corridor for the proposed Nike store at 2071 Union Street. A myriad of community outreach tools were used to engage the community in the planning process, including merchant walks, one-on-one appointments with key stakeholders, an open house at the proposed site, and individual presentations to community organizations.

Below is a timeline of community outreach activities:

- September 2013 –BergDavis began initial discussions with the Union Street Association to assess merchant reaction to the proposed Nike store at 2071 Union Street. Initial discussions with the Association were favorable and broader outreach to the Union Street merchants began. Neighbors, including merchants and affiliated organizations along the Union Street corridor, were invited to attend a pre-application neighborhood meeting "open house" as required by the conditional use process. Notice of the meeting, along with project information, was hand-delivered to neighbors two weeks in advance.
- October 2013 – On October 9, Nike held an open house. The meeting was held at the site of the proposed store and was attended by 11 Union Street merchants and property owners. Response from the attendees was very supportive.

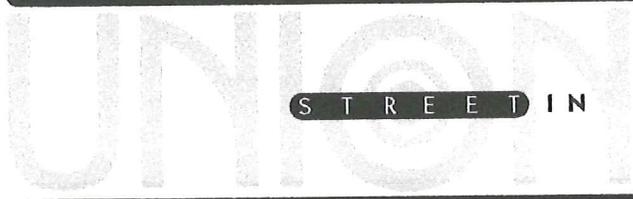
On October 16, Nike representatives presented the project at the monthly meeting of the Union Street Association. The meeting had higher than usual attendance from the merchants. The Union Street Association consists of a membership of 83 local businesses led by a 7-member board of directors. After the presentation a survey was sent out to its membership. Response was overwhelming positive (80.6% in favor, 3.2% opposed and 15.2% no opinion). The Union Street Association endorsement letter, along with other letters of support, is included in this package.

On October 16, Nike representatives also presented to the Golden Gate Valley Neighborhood Association's Board of Directors. Again, the project was received positively. The Golden Gate Valley Neighborhood Association endorsement letter is also included in this package.

- December 2013 – A follow-up merchant walk was held to ensure that all neighborhood merchants had received information about the project and to answer any questions.

Below is a summary of the enclosures in support of the proposed Nike Store at 2071 Union Street:

- Endorsements from the Union Street Association and the Golden Gate Valley Neighborhood Association.
- Letters of support from 8 merchants and residents.
- Merchant petition with 56 signatures from Union Street merchants.



S T R E E T I N H I S T O R I C C O W H O L L O W

WWW.UNIONSTREETSF.COM

1636 UNION STREET • SAN FRANCISCO CA 94123 • T: (415) 441-7055 • F: (415) 928-4750

2036

December 7, 2013

SF Planning Commission
1650 Mission St.
Room 400
SF Ca 94103

Re: Case No. 2013.1464C- 2071 Union Street

Dear Planning Commissioners,

The Union Street Association has met with the project sponsor on two occasions to discuss the possibility of Nike occupying the storefront located at 2071 Union. The sponsor, Nike Inc., falls under the Formula Use category of the planning code, which was created to allow neighborhoods to give feedback as to whether the use is appropriate and desirable.

In our meetings with Nike representatives, we felt assured that their business was a good fit for Union Street and would add an important attraction for both visitors and residents thus benefitting Cow Hollow in general.

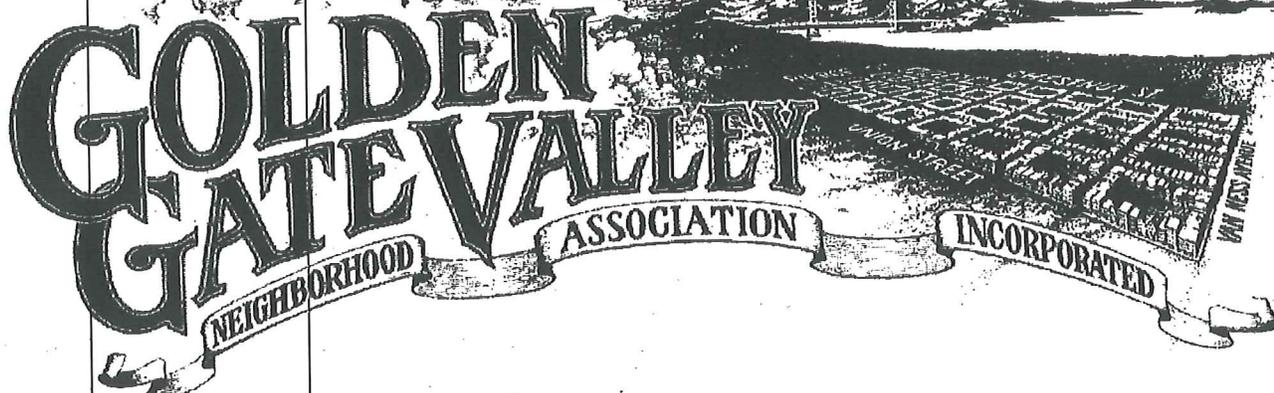
After our meetings we sent out a survey to Union Street businesses to get their input on the proposal. It was overwhelmingly positive with only a small percentage not in support.

80.6% in favor, 3.2% opposed and 15.2% no opinion.

We are in **support** of the project feeling that the use is both appropriate and desirable for the neighborhood. We urge the Commission to **approve** their application.

Sincerely,

Lesley Leonhardt
Executive Director



Post Office Box 29086, Presidio Station, San Francisco, California 94129 (415) 931-3438

December 17, 2013

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Case number 2013 1464C: 2071 Union Street

Golden Gate Valley Neighborhood Association urges the Planning Commission to grant Conditional Use Authorization for a change in Formula Retail tenancy to the subject project pursuant to Planning Code Sections 303(i)(7). This authorization will allow Nike to replace the defunct Rugby store at 2071 Union Street. Golden Gate Valley believes Nike's project is compatible with businesses in the Union Street Neighborhood Commercial District (NCD) and will prove popular with residents and visitors alike. This project does not threaten the health, safety, convenience, or general welfare of any resident or worker in the Union Street NCD, and it will not harm adjacent properties in any way or inhibit future development in its vicinity.

Golden Gate Valley wholeheartedly supports this project and applauds its potential contribution to the continuing revitalization of Union Street.

Sincerely,

Robert Bardell
President, Golden Gate Valley Neighborhood Association

Date: Fri 12/20/2013 4:58 PM

From: Terry Brumbaugh terry.usg@gmail.com

Re: Nike on Union Street

Dear Commissioners,

I spoke with all of you recently when Sur La Table was trying to open on Union Street and you gave us favorable results. Thank you, as they are a fine addition to our Street. The store is lovely and hopefully will be very successful and help draw more people to shop in our neighborhood. I too feel very strongly about a new Niki Store open on Union Street. With new health clubs, spas, Yoga Studios, etc. on this Street, Niki is a perfect store to open here. There is no store like Niki on Union and I strongly urge you all to vote yes. Your vote is greatly appreciated by Union Street Goldsmith and many other merchants here.

Thanking you Commissioners.

Sincerely, Terry Brumbaugh

--

Terry Brumbaugh
Union Street Goldsmith
www.UnionStreetGoldsmith.com
(415) 776-8048

Date: Dec 20, 2013, at 4:55 PM

From: "Dean Ramadan" <dean@begoodclothes.com>

Re: Nike on Union Street

To Whom It May Concern,

My name is Dean Ramadan, and I am one of the owners of the store BeGood Clothing on Union Street (located between Webster and Fillmore). I wanted to take the time today to offer my full support of the Nike Store opening on Union Street. I am happy to answer any questions or make any public statements in support of Nike.

Thank you,
Dean

Date: Wed 12/18/2013 3:47 PM

From: Farhad Parsie fparsie@vievie.us

Re: Nike Store

Nike would be a great addition on Union Street. We support the idea.

Regards,

Farhad Parsie

VieVie_R

1977 Union Street. San Francisco ,Ca 94123

Shop online @ vievie.com

http://www.facebook.com/pages/VieVie/353869541358283?ref=tn_tnmn

<http://www.facebook.com/pages/VieVie/126339306771>

<http://www.facebook.com/pages/vievie/152752115784>

<http://www.youtube.com/watch?v=POXNP1IhBIE>

Fri 12/20/2013 8:34 AM

Greg Cosso gmcosso@gmail.com

RE: Approving Nike Store on Union

Dear Planning Commission Staff,

My name is Greg Cosso, and I am a resident of Cow Hollow. I would love for a Nike retail store to be located on Union street. There are many retailers that aren't relevant to me but Nike would be a great fit for me and the community.

Best,
Greg

Date: Wed 12/18/2013 4:59 PM

From: Contrada Bikes <contradabikes@gmail.com>

Re: Case No. 2013.1464C- 2071 Union Street.

Dear Ms. Young,

I am the owner of Contrada Bikes located at 2078 Union Street. We are very much in favor of the potential opening of the Nike Store at 2071 Union Street. Our block has been transforming in what we feel is a very positive way with the opening of Soul Cycle and the soon to be open Equinox. Our businesses are promoting a healthy life style for the community and the addition of the Nike Store would be beneficial. That location has been empty for some time and it would be great to see it occupied.

If you have any questions please feel free to call me.

Thank you for your time.

Marc Vogel
Contrada Bikes
2078 Union Street
San Francisco, CA 94123
619-962-8651 cell

From: Sebastyen Jackovics [<mailto:sjackovics@aol.com>]
Sent: Thursday, December 19, 2013 8:08 PM
To: San Francisco Planning Commission
Cc: Stephane de Bord
Subject: Re: Nike Supporter Email

Dear Planning Commissioners,

We are writing in support of the proposed Nike store next door to our property located at 2055 Union Street. This will be a welcome addition to the reviving Union Street business district. Please approve the conditional use. We look forward to have Nike as our neighbor.

Thank you,
Sebastyen Jackovics
2055 Metro LLC

Date: Wed 12/18/2013 4:59 PM

From: peter rundberg <peter@fogcityleather.com>

Re: NIKE on Union Street

SF Planning Commission,

Having been a merchant on Union Street for over 24 years now I believe the Nike Store will be an excellent fit. There are few retailers who qualify for the very Large space. Z-Gallery had the space for maybe 20 years and then Ralph Lauren had his Rugby concept there for 3-4 years. I have been across the street from this location and I do know it won't work for any independents as its just too large and expensive.

We, the Union Street Merchants, mostly agree that this is a good idea for the street.

They have shown high interest in being involved with the local merchants and neighborhood, this is the attitude that we are looking for and we feel they will be successful there and will contribute to the area.

Thank you for your positive consideration on this project. They along with the Remodeled Metro Theater will have a very positive impact on our Block and Union Street as a whole.

peter james

peter@fogcityleather.com

Fog City Leather
2060 Union Street
San Francisco, Ca 94123
415 567 1996
415 567 1997(F)

Date: Thu 12/19/2013 4:47 PM

From: Lazzareschi, Ben @ San Francisco <Ben.Lazzareschi@cbre.com>

Re: RE: Nike Supporter Email

Dear Planning Commissioners,

As a Marina Resident for just under 10 years, I would love to see a Nike running store locate in the old Rugby space on Union St. The product is a perfect fit for the block next to the new Equinox Fitness Health Club and other active lifestyle retailers like Soul Cycle, Lorna Jane and Lululemon. I am aware that Nike has worked closely with the neighborhood merchants to share their ideas and plans and most important get feedback from local merchants as well.

I strongly ask that you support this use permit in full and allow a great retailer to continue to the vibrant retail health of Union Street.

Thank you,

Ben



Dear Planning Commission,

As a merchant that operates along the Union Street merchant corridor, I support Nike's efforts to open a retail location at 2071 Union Street. Please vote in favor of this project.

Name	Business	Address	Email
Cheylene Haller	sephora	2033 Union St.	cheyhalter00@gmail.com
Carole McHughen	SnowShoes	2001 Union St	snowshoesf@gmail.com
Eugenia Anderzhanova	Fizuje	2001 Union St	fizuje@fizuj.com
FARHAD PARSIE	VieVie	1977 UNION ST.	F.PARSIE@VieVie.US
Golden Yaks		1969A Union St	
High Society		1969B Union St.	Bette Fine manager
Diane Torchian		1887 Union Street	sunglass hat
Amanda Lei	Mabel chong	1949 Union St	amanda@mabelchong.com
Fouevourin S.	La Bijouterie	1931 UNION ST.	set@lb-sf.com.
Terry Brumbaugh	Union St. Goldsmith	1909 St	Terry.us9@gmail.com



Dear Planning Commission,

As a merchant that operates along the Union Street merchant corridor, I support Nike's efforts to open a retail location at 2071 Union Street. Please vote in favor of this project.

Name	Business	Address	Email
Hung Grinberg	B & A Estate	1803 Union St.	—
MICHELLE DI RUCCO	CASA NINA	1809 UNION ST	—
ROWELL BANAGAN	MINGLE	1815 UNION ST.	—
Laura Watt	The Blues Jean Bar	1827 Union	—
Andrew Lu	PAVILION DE PARIS	1837 Union	—
Jeffrey Nam	Tamashi Soul	1849 Union St	—
Nika Johnson, mgr	American Cupcake	1919 Union St	—
Abdullah	Kasimoglu	ISTANBUL'S collection	2133 Union
SEDA SATTIN	ISTANBUL'S COL	2133 UNION ST.	ssedebisshin@gmail.com



Dear Planning Commission,

As a merchant that operates along the Union Street merchant corridor, I support Nike's efforts to open a retail location at 2071 Union Street. Please vote in favor of this project.

Name	Business	Address	Email
Jenny Wu	SILVER MOON Jewelry	1832 UNION ST.	SILVER MOON Jewelry.com
Unc Gantner	Hoya Topdrawer	1840 Union St.	itoyatopdrawer@gmail.com
Terri DeSalvo	Chronicle Books	1846 Union St	Terri_DeSalvo@Chronicle Books.com
Molly Harrigan	David Clay Jewelers	2071 1872 Union St	molly@Davidclayjewelers.com
Rali Reed	David Clay Jewelers	— 0 —	Rali@davidclayjewelers.com
(Kristine Vallelunga Papyrus Manager)	Papyrus (Manager)	1888 Union St	info@gratsdecor.com
CENE GRATS	GRATS DECOR	1854 UNION ST	
Kevin Toomajian	Marengo on Union	1980 Union St. SF CA 94123	Kevin@marengosf.com
Yoshiko Kurimoto	Hideo Wakamatsu	1980 Union St	yoshi@hiboowakamatsu.com



Dear Planning Commission,

As a merchant that operates along the Union Street merchant corridor, I support Nike's efforts to open a retail location at 2071 Union Street. Please vote in favor of this project.

Name	Business	Address	Email
Mary M Tiernan	Strip Wax Bar	1764 Union	MLThompson82@hotmail.com
Aurora Escribano	Strip Wax Bar	1764 Union	aurora.e13@gmail.com
Raymond Angul	Rantons	1784 Union	
James Peo	Neo Optics	1799 Union	james.peo@gmail.com
Eileen Chung	Elite off Union	2806 Octavia St.	Uchung@gmail.com
HEATHER DEMPSEY	FATTO A MANO	1800 UNION ST	heather@fattoamanosf.com
Lindsey Maddox	the red chair salon	1808 Union St	hello@theredchairsalon.com
Noelle Mason	Bare SF	1810 Union	n.m.mason02@gmail
Broni Colbert	BARE SF	1810 Union	mizzbooty@madcar
ASHLEY DAWOLF	SPROUT SF	1828 UNION	ASHLEY@SPROUTFRANCISCO.COM



Dear Planning Commission,

As a merchant that operates along the Union Street merchant corridor, I support Nike's efforts to open a retail location at 2071 Union Street. Please vote in favor of this project.

Name	Business	Address	Email
Hession Hagan	tulips Speech Therapy	1640 Union St.	hession@tulipstherapy.com
Berica Schneider	The Pad Studios	1690 Union St	info@thepadstudios.com
Angie Garza	ChiroMedica	1700 Union St	
MARIN SHERARDSON	CRUNCH FITNESS	1725 UNION	marin.sherardson@crunch.com
Eddie Grullon	Crunch Fitness	1725 Union St	EGrullon6@gmail.com
Kevin Williams	CRUNCH FITNESS	1725 UNION ST	kevinwill@gmail.com
Semtha DWEAR	Guzel Design	1714 Union St.	semtha@guzeljewelry.com
Megan Papay	Freda Salvador	1782 Union St	megan@fredasalvador.com
Cristina Nelson	Freda Salvador	1782 Union St	cristina@fredasalvador.com
Sally Tucker	Strip Nax Bar	1764 Union St	sallytucker54@hotmail.com.



Dear Planning Commission,

As a merchant that operates along the Union Street merchant corridor, I support Nike's efforts to open a retail location at 2071 Union Street. Please vote in favor of this project.

Name	Business	Address	Email
Matt Seliga	Eye Heart SF	1180 Union St B	mattseliga@gmail.com
PETER JAMES	FOG CITY LEATHER	2060 UNION ST	Peter@fogcityleather.com
FARUK ZUBOVIC	LE MARCEL	2066 UNION ST	info@lemarceldogbakery.com
Helen Johnson	Blu Bungalow	2068 Union St.	hazel@blubungalow.com
David Scott	UKO	2070 Union	dscott3640@yahoo.com
Steve Tarantino	The Collectors Cave	2072 Union St	
PRISCILLA ABAURPEA		2083 UNION ST.	PRISCILLA.ABAURPEA@MIA
LEAH JONES		2083 Union St.	leledanielle.jones@gmail.com



NIKE INC. NIKE STORE UNION STREET

SAN FRANCISCO, CALIFORNIA

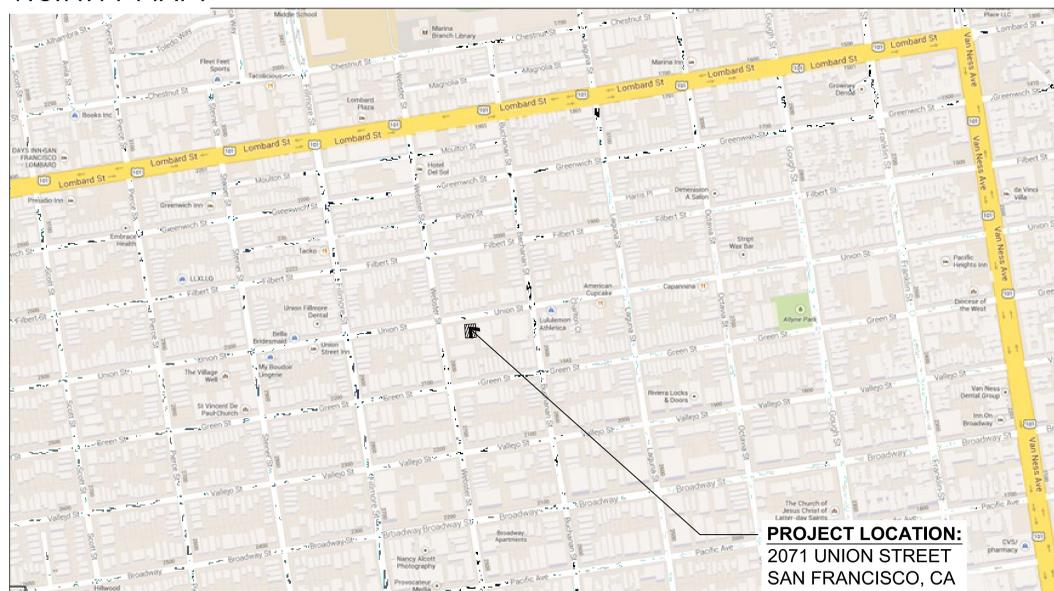
DECEMBER 19, 2013

CUP APPLICATION PACKAGE



tva architects inc.
920 sw sixth avenue | suite 1500
portland, oregon 97204
phone: 503 220 0668
www.tvaarchitects.com

VICINITY MAP:



SITE MAP:



PROJECT INFORMATION:

PROJECT SCOPE:

SCOPE OF WORK INCLUDES DEMOLITION OF EXISTING PARTITIONS, DOORS, MECHANICAL, ELECTRICAL, & LIGHTING SYSTEMS, MISC. FIRE ALARM AND FIRE SPRINKLER SYSTEMS WITHIN EXISTING 3,488 SF SPACE. SCOPE OF NEW WORK INCLUDES CONSTRUCTION OF PARTITIONS, CEILINGS, DOORS, ALL INTERIOR FINISHES, LIGHTING, LINE AND LOW VOLTAGE ELECTRICAL SYSTEMS, AND MECHANICAL SYSTEMS INCLUDING NEW ROOFTOP HVAC UNITS AS REQUIRED TO PROVIDE A FULL TENANT FIT-OUT OF THE RETAIL SPACE WITHIN THE EXISTING BUILDING SHELL.

DEFERRED PERMIT PACKAGES INCLUDE SCOPE OF WORK FOR:

- FIRE ALARM SYSTEMS
- FIRE SPRINKLER SYSTEMS
- MERCHANDISE FIXTURE ANCHORS

GOVERNING CODES

- THE CITY OF SAN FRANCISCO PLANNING CODE, AMENDED BY ORDINANCE 33-13, FILE NO. 130019, APPROVED MARCH 6, 2013, EFFECTIVE APRIL 5, 2013.
- 2010 SAN FRANCISCO AMENDMENTS FOR THE FOLLOWING CODES (WITH EXCEPTION OF THE 2010 CALIFORNIA ENERGY CODE):
 - 2010 CALIFORNIA BUILDING CODE
 - 2010 CALIFORNIA ELECTRICAL CODE
 - 2010 CALIFORNIA MECHANICAL CODE
 - 2010 CALIFORNIA ENERGY CODE
 - 2010 CALIFORNIA PLUMBING CODE

APPROVALS

- PENDING

PROJECT TEAM:

OWNERS

NIKE, INC.
1 BOWERMAN PLACE
BEAVERTON, OR 97005
CONTACT: MACK WILLIAMS
T 503.532-8739

ARCHITECT

TVA ARCHITECTS
920 SW 6TH AVENUE, SUITE 1500
PORTLAND, OR 97204
ARCHITECT OF RECORD:
JOHN HELL
CONTACT: PHIL KRUEGER
T 503.220.0668
F 503.225.0803

M.E.P. ENGINEER

KLH ENGINEERS, PSC
1538 ALEXANDRIA PIKE, SUITE 11
FT. THOMAS KY 41075
CONTACT:
JIM TAVERNELLI, PM
JEFF SCHMID, ELECTRICAL
KEVIN NEAL, MECHANICAL
T 859.422.4510

STRUCTURAL ENGINEER

KPEF CONSULTING ENGINEERS
111 SW 5TH AVE, SUITE 2500
PORTLAND, OR 97204
CONTACT: ANNE MONNIER
T 503.227.3551

LEED CONSULTANT AND COMMISSIONING AGENT

GREEN BUILDING SERVICE
421 SW 6TH AVENUE, SUITE 200
PORTLAND, OR 97204
CONTACT:
WEBLY BOWLES
T 503.546.4401

BUILDING CONTROLS

COMFORT SYSTEMS, USA
3655 FORTUNE CIRCLE WEST
SUITES E & F
INDIANAPOLIS, IN 46221
CONTACT: PAUL SAWYER
T 317.246.5170

SECURITY

TYCO
2815 SW 153RD DRIVE
BEAVERTON, OR 97006
CONTACT: FRANK COBURN
T 503.793.5044

AUDIO

MOOD MEDIA
1793 W. FIFTH STREET SUITE 600
AUSTIN, TX 78703
CONTACT: KEN APOSTLE
T 512.583.8667

MERCHANDISE FIXTURING

ARTITALIA GROUP
700 PLAZA DRIVE 2ND FLOOR I
SECAUSUS, NJ USA | 07094
CONTACT: THOMAS KOESTLER
T 212.213.3313

DRAWING INDEX:

ARCHITECTURAL DRAWINGS

- A0.00 COVER SHEET PLAN
- A0.01 LIFE SAFETY PLAN
- A0.10 PLOT PLAN
- A2.01 DEMO PLAN & FLOOR PLAN
- A2.02 ROOF DEMO PLAN & ROOF PLAN
- A4.01 EXTERIOR ELEVATION, BUILDING SECTION & SIGN DETAILS
- A4.02 EXISTING SITE IMAGES
- A8.01 INTERIOR RENDERING & SIMILAR STORE IMAGES

DRAWING SYMBOLS LEGEND:

	DIMENSION STYLE		DETAIL TAG
	SPOT ELEVATION TAG		CENTERLINE
	ELEVATION TAG		DIMDOT
	BUILDING SECTION TAG		FLOOR FINISH TRANSITION TAG
	WALL SECTION TAG		ROOF SLOPE TAG
	DETAIL TAG		REVISION TAG
	INTERIOR/EXTERIOR ELEVATION TAG		REVISION BUBBLE
	ROOM TAG		NORTH ARROW
	MATERIAL TAG		DRAWING TITLE
	RELITE TAG		MATCH LINE
	WALL TAG REF-WALL TYPES SHEET A0.02		GRID TAG
	DOOR TAG		SPECIFICATION TAG

ZONING ANALYSIS:

PARCELS (BLOCKS/LOTS): BLOCK 0561, LOT 016
NEIGHBORHOOD: MARINA
ZONING DISTRICT: NCD - UNION STREET NEIGHBORHOOD COMMERCIAL
HEIGHT & BULK DISTRICTS: 40-X
SPECIAL USE DISTRICTS: NONE
SPECIAL SIGN DISTRICTS: NONE
LEGISLATIVE SETBACKS: NONE
YEAR BUILT: 1924
BUILDING AREA: 2,691 SQ FT (PER CITY RECORDS) 3,488 GSF (FIELD VERIFIED)
PARCEL AREA: 3,994 SQ FT
UNITS: 1
STORIES: 1
ARTICLE 10 DESIGNATED HISTORIC DISTRICTS AND LANDMARKS: NONE
ARTICLE 11 PRESERVATION DESIGNATION: NONE
NATIONAL REGISTER HISTORIC DISTRICTS: NONE
HISTORIC RESOURCE EVALUATION RESPONSES: NONE

union street nike store
nike retail
interior package
NIKE, INC.
san francisco, california

revisions:

date:
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COVER SHEET
project: 13134

A0.00

FIRE & LIFE SAFETY SUMMARY

Governing Codes

2010 San Francisco Amendments for the following codes (with exception of the 2010 California Energy code):

- 2010 California Building Code
- 2010 California Electrical Code
- 2010 California Mechanical Code
- 2010 California Energy Code
- 2010 California Plumbing Code

Chapter 3 - Occupancy: (M) occupancy type - retail use

Chapter 5 - Building height and area: Type V-B construction (wood frame) allows a single story, 40' max. height, up to 9,000 GSF for (M) occupancy. Sprinkler systems and clear yards/street frontage can be used to obtain height or area increase.

Chapter 6 - Types of Construction:

Table 601 - Fire resistance rating for building components of Type V-B construction; non-rated construction allowed.

Table 602 - Fire-resistance rating requirements for exterior walls based on fire separation distance; less than 5' separation requires 2 hour fire rated exterior wall construction for group (M) occupancy type. Separations between 5'-10' requires 1-hour fire rated exterior walls for group (M) occupancy type. Distances over 10' allow for non-rated construction for group (M) occupancy type.

602.5 - Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code.

Chapter 10 - Egress

Table 1004.1.1 - maximum floor area allowances per occupant; (M) occupancy ground floor sales areas = 30 SF/OCC. (M) occupancy storage, stock, shipping areas = 300 SF/OCC.

Table 1005.1 - egress width per occupant served; stairways in (M) occupancy buildings with sprinkler systems = 0.2"/OCC. Other egress components in (M) occupancy buildings with sprinkler systems = 0.15"/OCC.

1007.1 - Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress is required by Sections 1015.1 or 1019.1 from any accessible space, each accessible portion of the space shall be served by accessible means of egress in at least the same number as required by Section 1015.1 or 1019.1. In addition to the requirements of this chapter, means of egress, which provide access to, or egress from, buildings for persons with disabilities, shall also comply with the requirements of Chapter 11A or 11B, as applicable.

1014.3 - the common path of egress travel shall not exceed 75 feet (22 860 mm).

1014.4.2 - An aisle accessway shall be provided on at least one side of each element within the merchandise pad. The minimum clear width for an aisle accessway not required to be accessible shall be 30 inches (762 mm). The required clear width of the aisle accessway shall be measured perpendicular to the elements and merchandise within the merchandise pad. The 30-inch (762 mm) minimum clear width shall be maintained to provide a path to an adjacent aisle or aisle accessway. The common path of travel shall not exceed 30 feet (9144 mm) from any point in the merchandise pad. For areas serving not more than 50 occupants, the common path of travel shall not exceed 75 feet (22 880 mm).

1015.2.1 - Where two exits or exit access doorways are required from any portion of the exit access, and where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served.

1016.1 - Exits shall be so located on each story such that the maximum length of exit access travel, measured from the most remote point within a story to the entrance to an exit along the natural and unobstructed path of egress travel, shall not exceed the distances given in Table 1016.1.; (M) occupancy buildings with sprinkler systems exit access travel distance shall not exceed 250'.

1019.1 All rooms and spaces within each story shall be provided with and have access to the minimum number of approved independent exits required by Table 1019.1 based on the occupant load of the story, except as modified in Section 1015.1 or 1019.2. The required number of exits from any story, basement or individual space shall be maintained until arrival at grade or the public way.

Table 1019.1 minimum number of exits for occupant load of 1-500 persons per story = 2 exits required.

Chapter 11 - Accessibility

1101B.1- Buildings or portions of buildings shall be accessible to persons with disabilities as required by this chapter.

Section 1110b accessibility for Group (M) occupancies; General sales, display and office areas together with related toilet rooms shall be made accessible. See also the general requirements in

Section 1114B.1.1. Minor specialized display areas that do not exceed 200 square feet (18.6 m2) in floor area and to which the general public is excluded need not be made accessible. Offices in sales facilities that do not exceed 5,000 square feet (465 m2) in total area, that are located on nonaccessible levels, need not be made accessible.

1110B.1.2 - Sales employee workstations shall be located on accessible levels, and the customer side of sales or check-out stations shall be accessible. Employee work areas shall be sized and arranged to provide access to employees in wheelchairs.

1110B.1.3 - check stands, including service counters requiring a surface for transactions, shall be made accessible by providing a 36-inch (914 mm) minimum clear aisle width on the customer side of the check stand. Where check stands are provided, the number of check stands that are accessible shall be as shown in Table 11B-2.

Table 11b-2 check stands 1-4 stations = 1 accessible checkstand. In new and existing construction, accessible check stands shall provide a minimum clear checkout aisle width of 36 inches (914 mm) with a maximum adjoining counter height not exceeding 38 inches (965 mm) above the finish floor. The top of the counter lip shall not exceed 40 inches (1016 mm) above the finish floor.

Accessible check stands shall always be open to customers with disabilities and shall be identified by a sign clearly visible to those in wheelchairs. The sign shall display the International Symbol of Accessibility in white on a blue background and shall state: "This check stand to be open at all times for customers with disabilities."

1110B.2.1 - Shelves or display units allowing self-service by customers in mercantile occupancies shall be located on an accessible route of travel complying with Section 1114B.1.2.

Circulation aisles and pedestrian ways shall be sized according to functional requirements and in no case shall be less than 36 inches (914 mm) in clear width.

1110B.2.2 -The doorway providing access to all such areas shall not be less than 32 inches (813 mm) in clear width. Storage areas shall be made accessible in the number and dimensions provided in Section 1125B.

Chapter 29 - Plumbing

Table 29A-Occupancy

Group M = 200 sf/occ. 3,488SF/200= 18 occupants (9M & 9F)

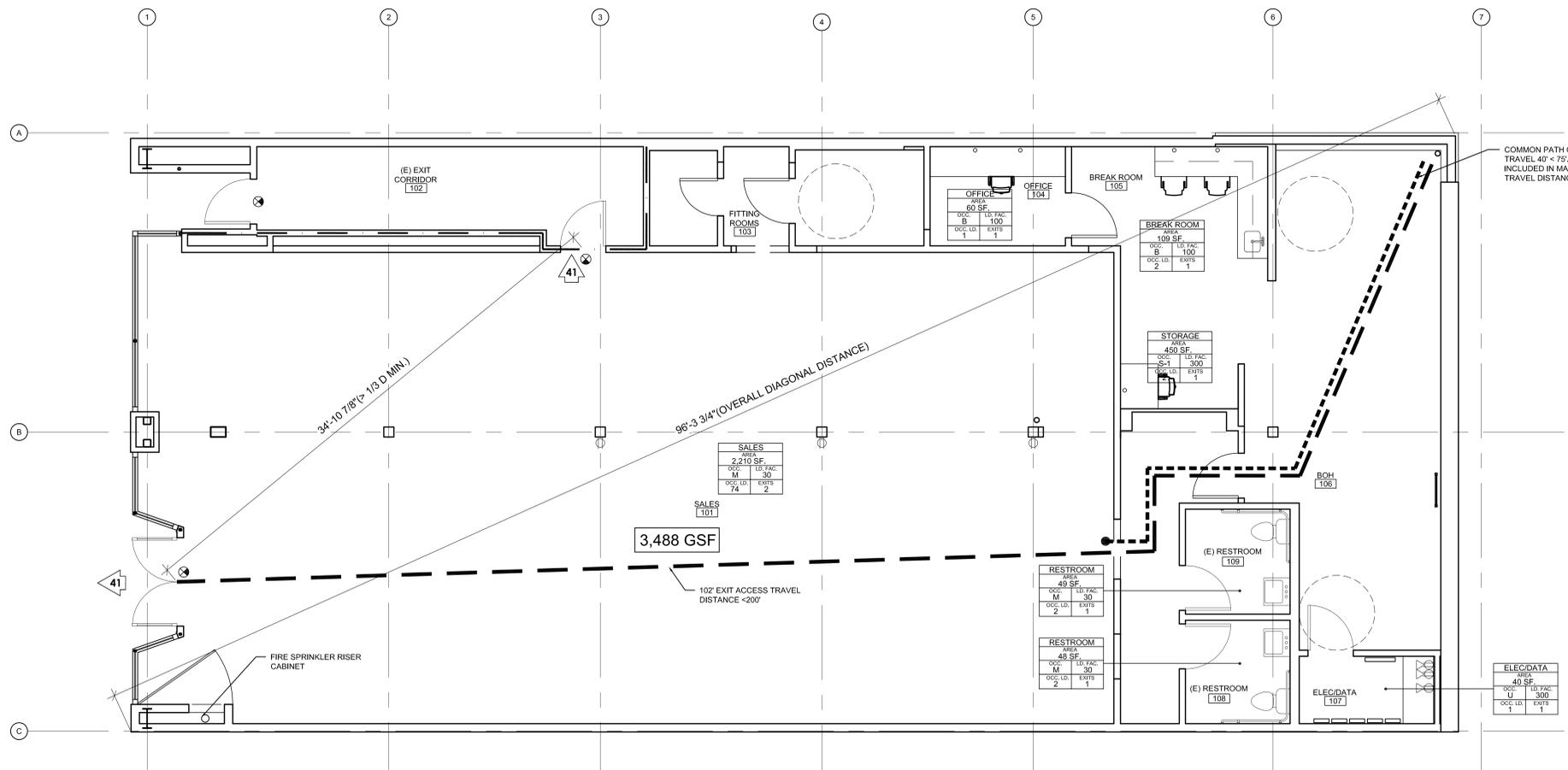
Table 4-1 Minimum Plumbing Facilities

Retail Stores: Water Closets Lavatories
M-1:1-100 F-1:1-25 One for ea. two WC

Drinking fountains not required for under 30 Occ.



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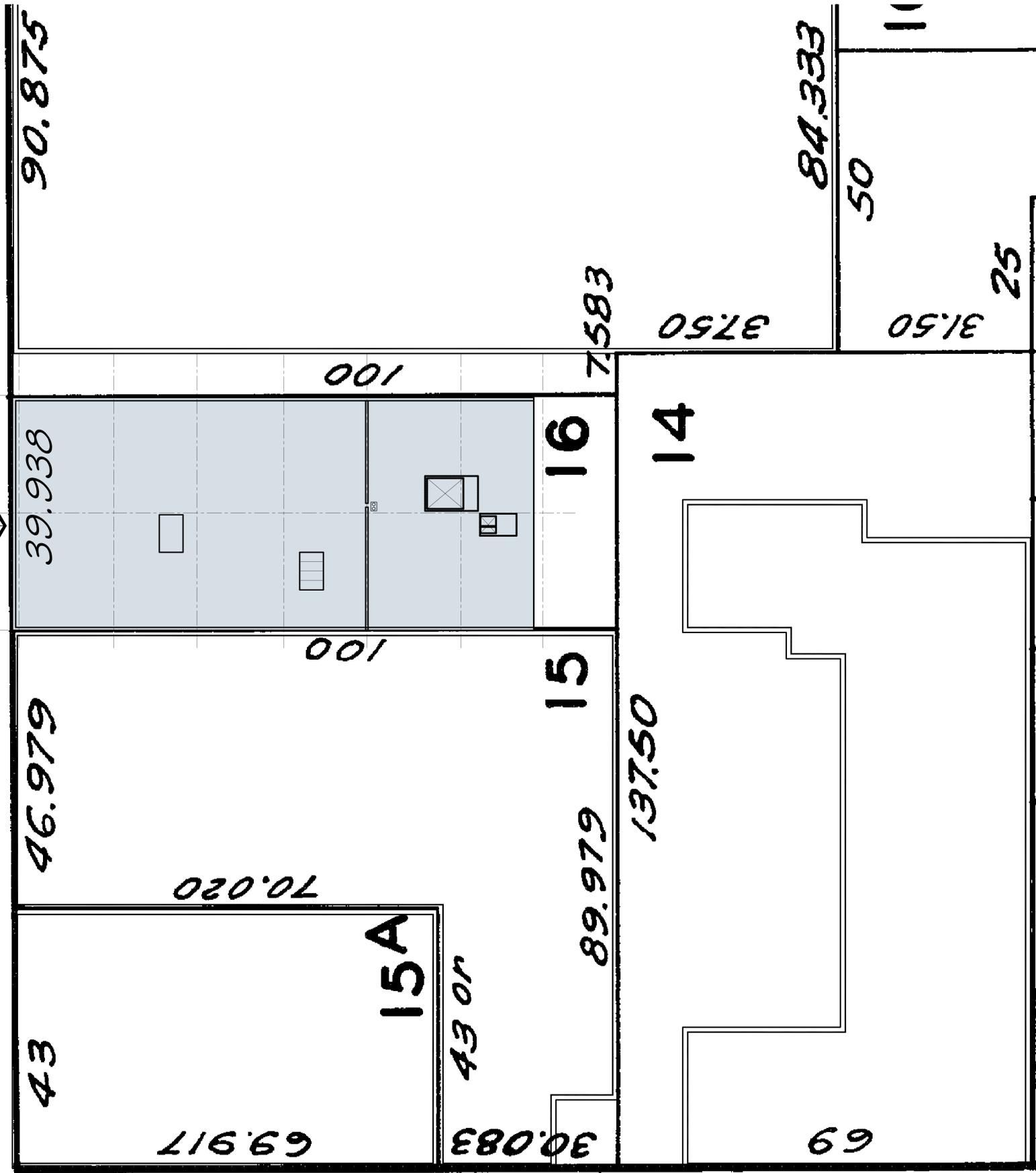


FIRE LIFE SAFETY LEGEND

- EXIT ACCESS PATHWAY
- COMMON PATH OF EGRESS
- - - - EXIST. 1-HR. RATED SEPARATION WALLS
- ⊙ EXIT DISCHARGE WITH OCCUPANT LOAD
- ⊙ EXIT SIGNAGE
- ⊙ FIRE EXTINGUISHER & CABINET

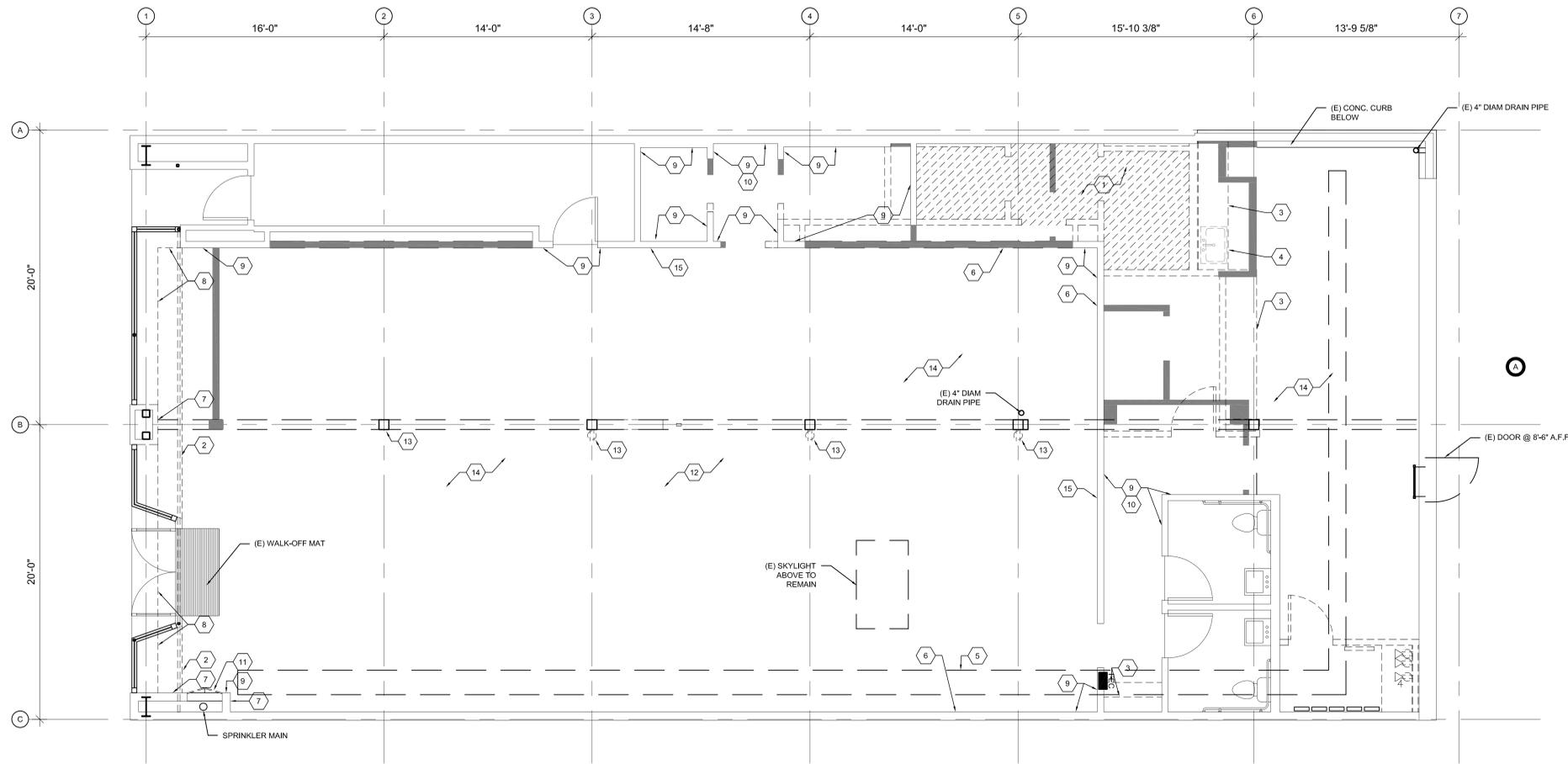
SUBJECT
PROPERTY
(3,488 GSF)

UNION STREET

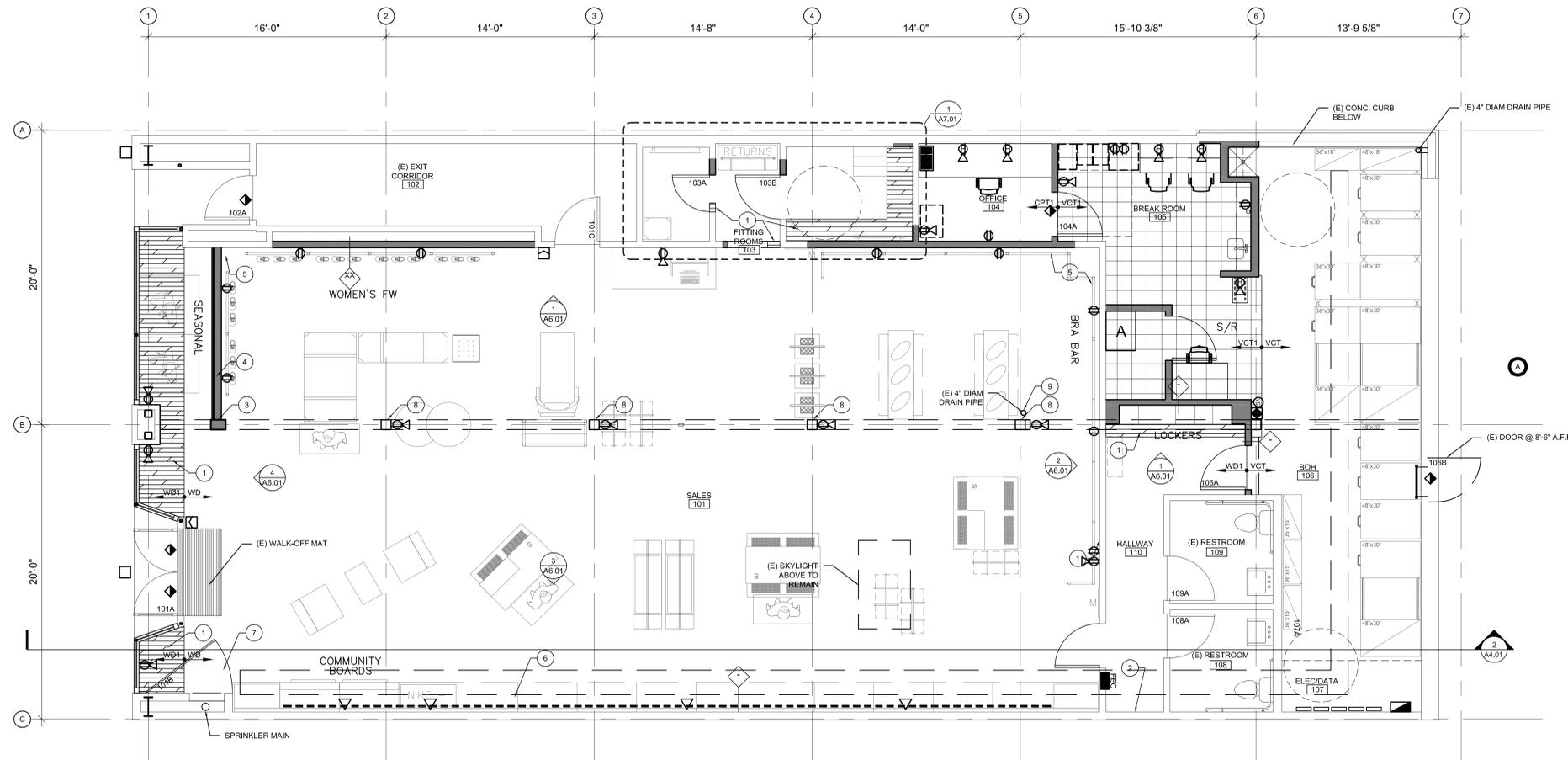


WEBSTER STREET





1 DEMO PLAN
SCALE: 1/4" = 1'-0"



2 FLOOR PLAN (product layout is conceptual)
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- FIELD VERIFY CONDITIONS, PROVIDE PARTITION LAYOUT FOR ARCHITECT AND OWNER APPROVAL, AND NOTIFY ARCHITECT & OWNER OF ANY DISCREPANCIES PRIOR TO PERFORMING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL LANDLORD CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL FACILITATE A PRECONSTRUCTION MEETING WITH LANDLORD, OWNER AND ARCHITECT TWO-WEEKS PRIOR TO START OF CONSTRUCTION.
- OWNER-FURNISHED AND -INSTALLED MERCHANDISE FIXTURING SHOWN FOR REFERENCE & COORDINATION WITH PLAN ELEMENTS ONLY. SCOPE OF WORK PERFORMED BY OWNER'S VENDOR UNDER SEPARATE CONTRACT.
- DIMENSIONS ARE TO FACE OF FINISH & CENTERLINE OF FIXTURE OR DEVICE. U.O.N.
- LEVEL 1 FLOOR SLAB AT THIS TENANT SPACE IS A STEEL-REINFORCED CONCRETE SLAB. COORDINATE ANY TRENCHING, CHIPPING, OR SLAB REMOVAL WITH LANDLORD REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK. ALL SLAB PENETRATIONS MUST BE APPROVED BY THE LANDLORD IN WRITING PRIOR TO PERFORMING THE WORK. ALL FLOOR PENETRATIONS MUST BE CORE-DRILLED OR SAWCUT AND THE CONTRACTOR SHALL X-RAY OR OTHERWISE SATISFACTORILY VERIFY SLAB REINFORCING PRIOR TO PERFORMING THE WORK. ALL SLAB PENETRATIONS SHALL BE PROPERLY SEALED AS REQUIRED TO PROVIDE A WATERTIGHT CONDITION.
- WOOD COLUMNS AND OVERHEAD DECK TO REMAIN EXPOSED IN THE SPACE. CONTRACTOR SHALL PROTECT THESE BUILDING ELEMENTS FROM DAMAGE DURING CONSTRUCTION.
- UPON POSSESSION OF THE PREMISES, THE G.C. SHALL VERIFY DIMENSIONS OF THE SPACE, PROVIDE A PLAN DRAWING INDICATING OVERALL DIMENSIONS AND LOCATING ALL MAJOR STRUCTURE WITHIN THE SPACE AND NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES WITHIN 3 DAYS OF START OF CONSTRUCTION.

DEMO PLAN NOTES

- REMOVE WOOD FLOORING IN THIS AREA & SALVAGE FOR REUSE
- REMOVE WOOD FRAMED DISPLAY PLATFORM COMPLETE INCLUDING WALL FINISH TO FACE OF WALL FRAMING BEYOND
- REMOVE WOOD CASEWORK COMPLETE
- REMOVE SINK & ASSOCIATED PLUMBING COMPLETE. SALVAGE PLUMBING AS APPROPRIATE FOR NEW SINK
- REMOVE DUCT BACK TO CONNECTION IN BOH
- REMOVE WALL PAPER AND PREP WALLS FOR SPEC'D. FINISH
- REMOVE WALL FINISH (PLASTER, BEAD BOARD, WALLBOARD, ETC.) TO FACE OF WALL FRAMING
- REMOVE FURRED FINISH (PLASTER, BEAD BOARD, WALLBOARD, ETC.) TO FACE OF WALL FRAMING AT HEADER BETWEEN WINDOWS ABOVE
- REMOVE DECORATIVE WOOD BASE THROUGHOUT. PATCH/REPAIR AND PREP WALL FOR PAINTING AS REQUIRED
- REMOVE DECORATIVE WOOD WAINSCOT THROUGHOUT. PATCH/REPAIR AND PREP WALL FOR PAINTING AS REQUIRED
- REMOVE FIRE RISER ACCESS DOORS
- EXISTING WOOD FLOOR TO REMAIN. PROTECT THROUGHOUT CONSTRUCTION AS REQUIRED
- CONDUIT AT BASE OF COLUMN TO REMAIN AND BE REUSED FOR NEW POWER/DATA OUTLETS. REMOVE (E) CONDUIT NOT REQUIRED FOR NEW POWER/DATA LOCATIONS. REFER TO ELEC. DRAWINGS
- REMOVE ALL UNUSED EXPOSED CONDUIT PER NEW POWER/DATA/DEVICE LAYOUT
- REMOVE HVAC WALL DIFFUSERS/GRILLES. REFER TO MECH. DRAWINGS FOR NEW DIFFUSER LOCATIONS. PATCH/REPAIR AND PREP WALL FOR SPECIFIED WALL FINISH AS REQUIRED.

FLOOR PLAN NOTES

- PATCH WOOD FLOOR AT AREA INDICATING USING WOOD FLOORING SALVAGED DURING DEMOLITION (WD-1). IN THE EVENT ADDITIONAL WOOD FLOORING IS REQUIRED AT DISPLAY WINDOWS, SOURCE A LIKE SPECIES AND PROFILE FROM LOCAL SALVAGE OUTLET
- PATCH/REPAIR EXIST. WALL SURFACE AS REQUIRED BY DEMO AND PROVIDE 09 91 00 PAINT FINISH
- 06 10 00 RECLAIMED 8X12 TIMBER COLUMN TO MATCH EXISTING
- O.F.O.I. UNIGYM FIXTURE W/ C.F.C.I. 06 40 23 BLEACHER BOARD CARRE @ WINDOW
- O.F.O.I. SLIM LINE UNIGYM FIXTURE, TYP.
- O.F.O.I. SLIM LINE BLEACHER BOARD FIXTURE, TYP.
- 08 14 16 FLUSH PANEL DOOR FOR SPRINKLER MAIN ACCESS
- BLAST CLEAN EXISTING WOOD POST AND FINISH WITH 09 91 00 WHITE-WASHING PAINT
- CLEAN/PREP EXISTING METAL DRAIN PIPE AND FINISH WITH 09 91 00 PAINT

PLAN LEGEND

	AREA NOT IN SCOPE OF WORK		PLUG MOLD AT 10'-0" C.L. W/ DATA PORT
	NEW FULL HEIGHT PARTITION		PLUG MOLD AT 8'-2" C.L.
	SWITCH		BOH PLUG MOLD, SEE INTERIOR ELEVATIONS
	CONTROLLER		INTERIOR VS FACADE PACKAGE
	VOLUME CONTROL		PLYWOOD BACKING
	BA KEYPAD		
	BURGLAR ALARM CONTROL PANEL		
	DOOR CONTACT		
	POWER & DATA WALL OUTLET		
	WALL OUTLET		
	POWER & DATA FLOOR OUTLET		
	FLOOR OUTLET		



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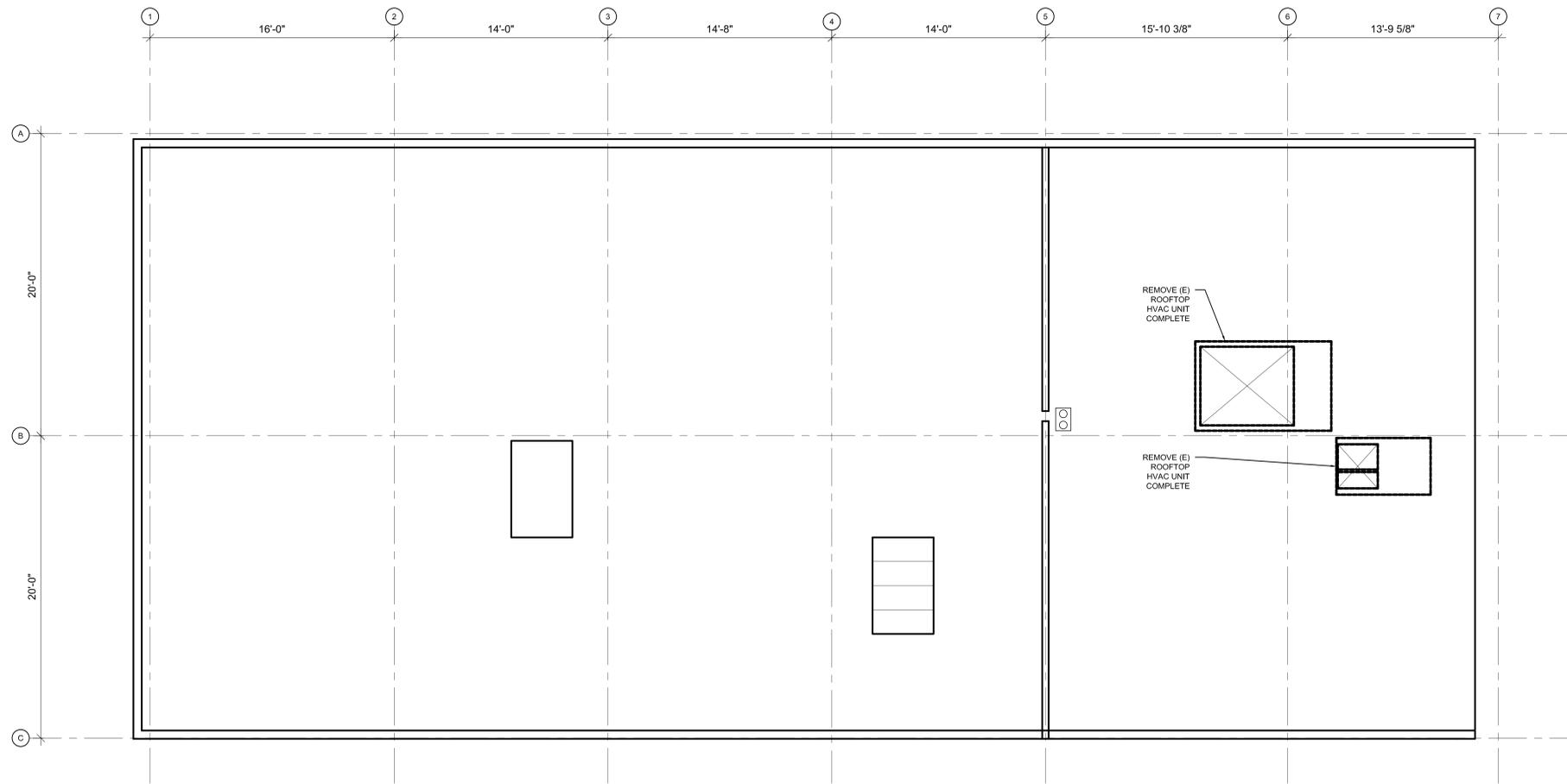
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nike retail
interior package
NIKE, INC.
san francisco, california

revisions:

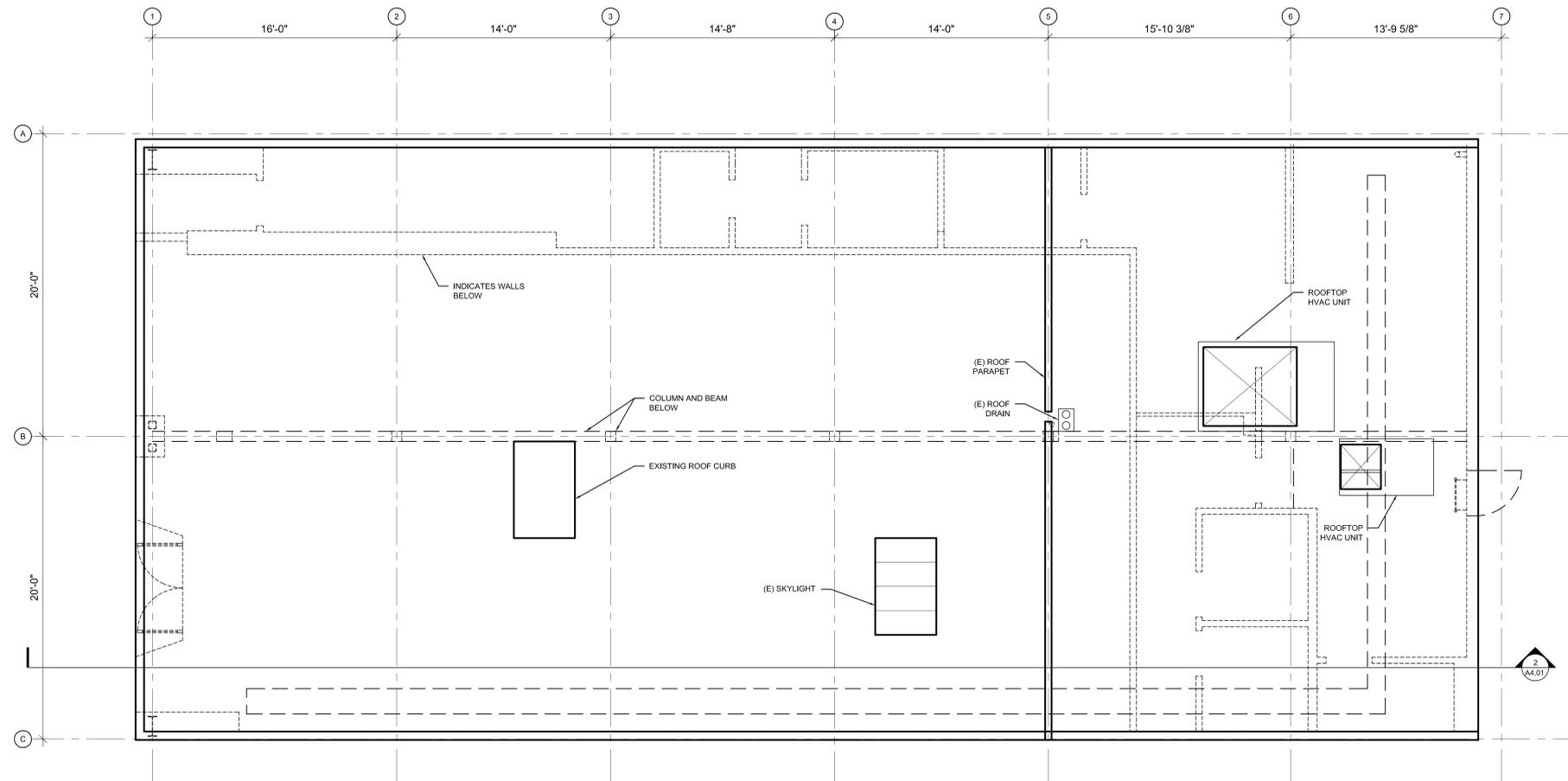
date:
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APPLICATION

demo plan &
floor plan
project: 13134

A2.01



1 ROOF DEMO PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES

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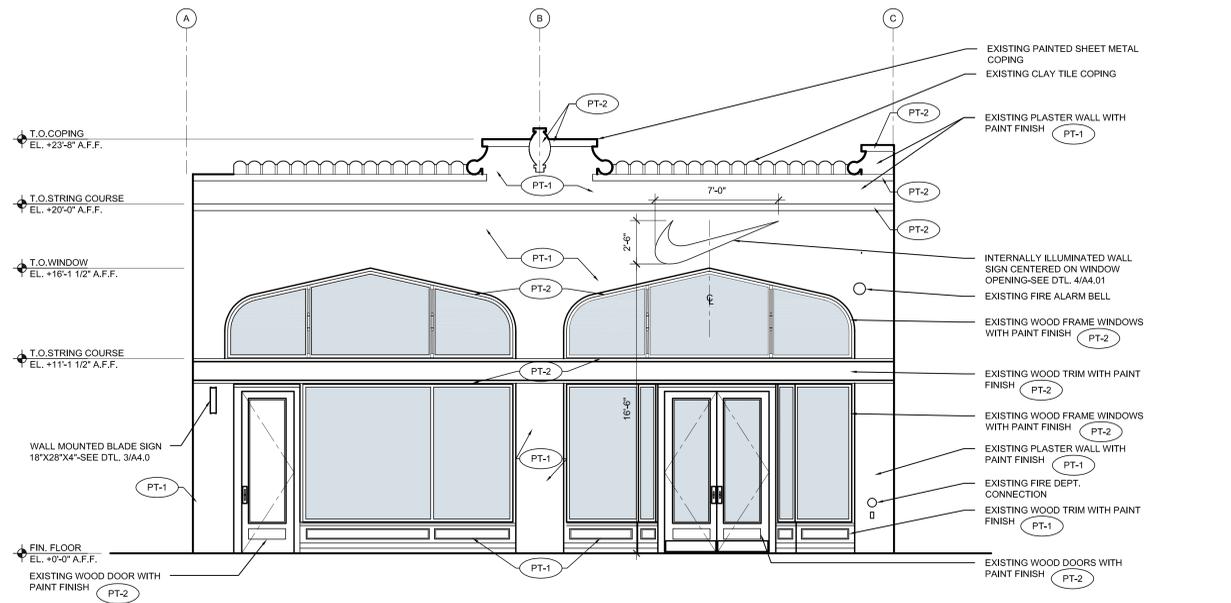
union street nike store
nike retail
 interior package
 NIKE, INC.
 san francisco, california

revisions:

date:
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CUP
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demo roof plan &
roof plan
project: 13134

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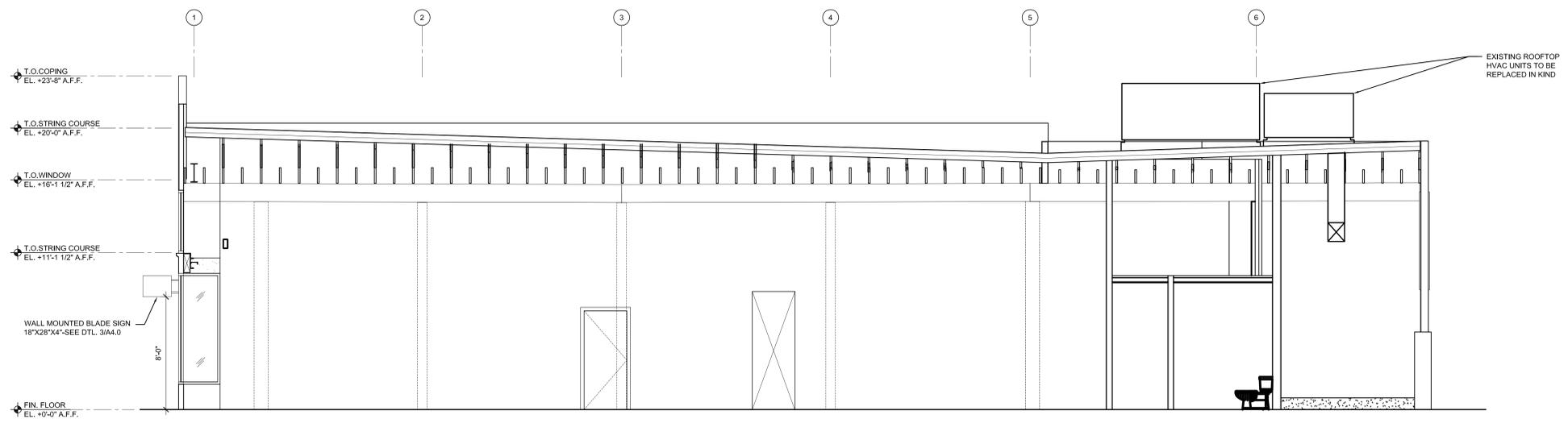
FINISH SCHEDULE

PT-1	SHERWIN WILLIAMS 'ARGOS' SW7065
PT-2	SHERWIN WILLIAMS 'CITYSCAPE' SW7067

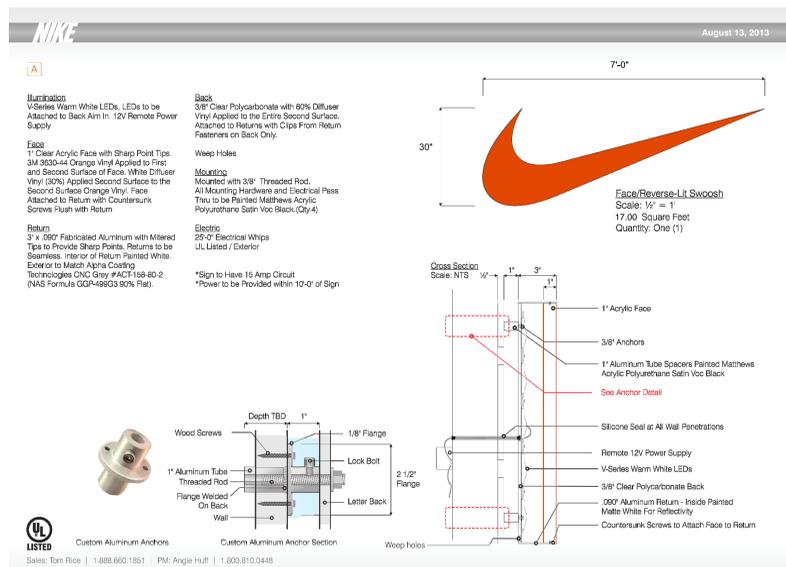


1 EXTERIOR ELEVATION - NORTH
 SCALE: 1/4" = 1'-0"

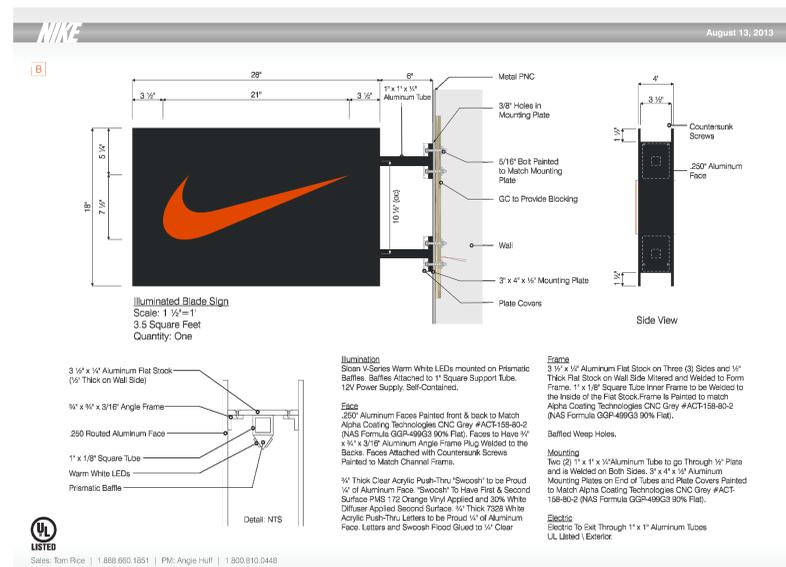
A EXTERIOR PERSPECTIVE RENDERING



2 SECTION - N-S
 SCALE: 1/4" = 1'-0"



4 ILLUMINATED WALL SIGN



3 ILLUMINATED BLADE SIGN
 NOTE: SIGN TO BE ILLUMINATED DURING BUSINESS HOURS ONLY

union street nike store
 nike retail interior package
 NIKE, INC.
 san francisco, california

date:
 2013.12.19
 CUP APPLICATION
 exterior elevation & building section
 project: 13134

A4.01



1 SUBJECT PROPERTY - EXISTING CONDITION



PROJECT LOCATION

2 SOUTH SIDE OF UNION STREET BETWEEN WEBSTER & BUCHANAN STREETS



3 NORTH SIDE OF UNION STREET BETWEEN WEBSTER & BUCHANAN STREETS

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existing
conditions
images

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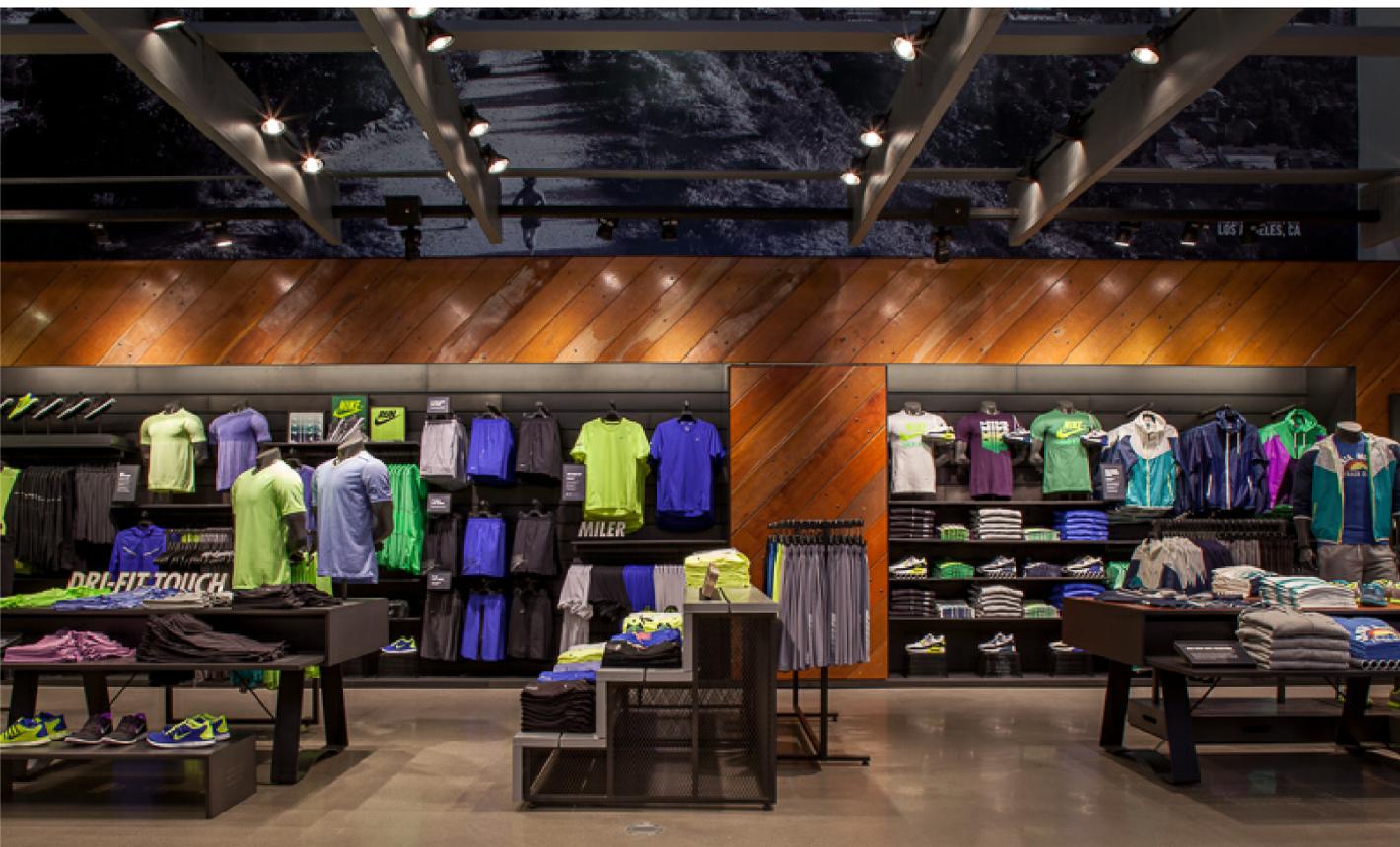


view looking south



view looking north

1 PROPOSED STORE CONCEPTUAL INTERIOR RENDERINGS



2 EXISTING STORE IMAGES (FROM OTHER NIKE STORE LOCATIONS)

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interior rendering
& similar store
images
project: 13134