

2300 HARRISON STREET

PLANNING COMMISSION HEARING - JULY 18, 2019



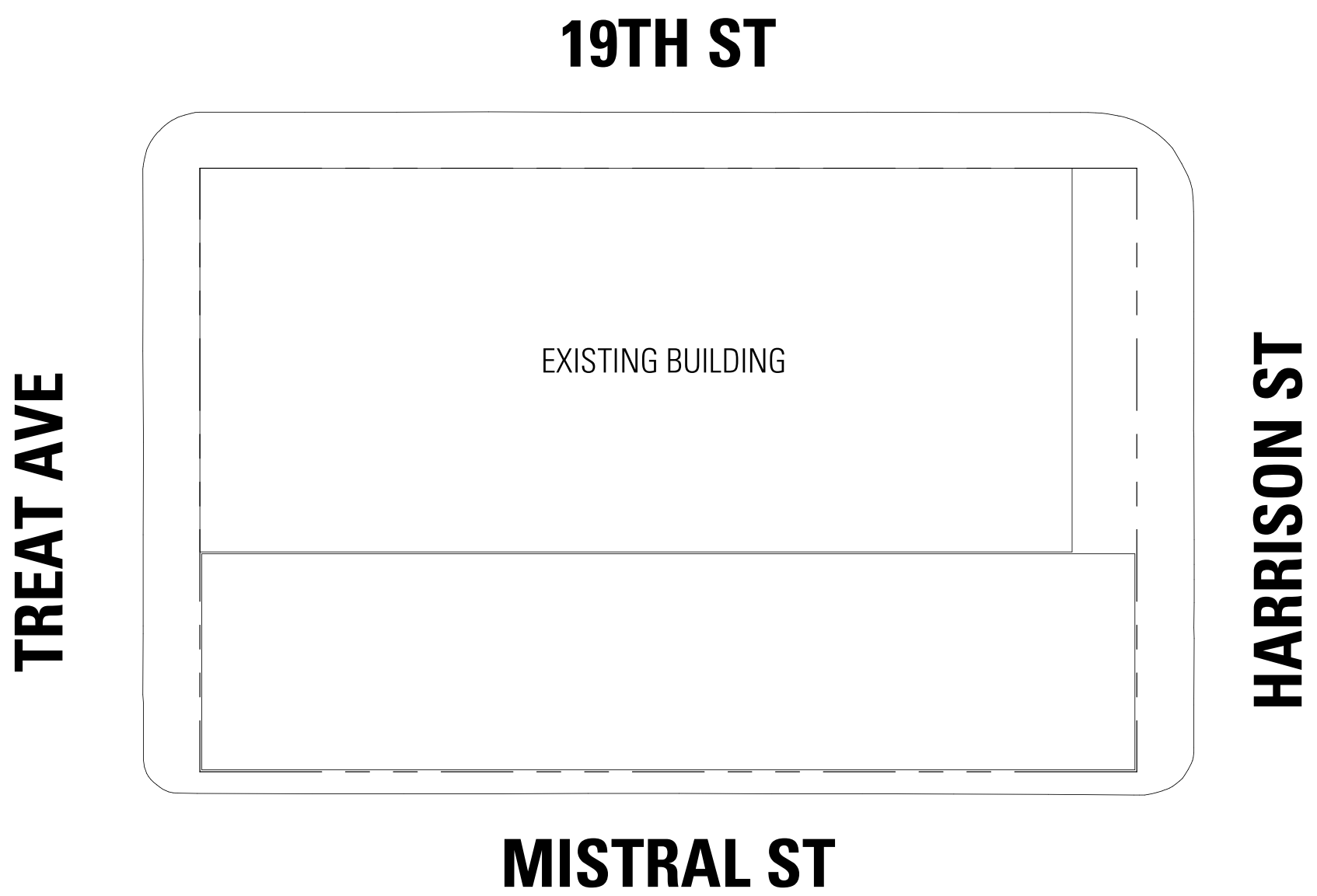
562 MISSION ST. LLC

2300 Harrison Project Benefits

- 1 additional on-site BMR unit at 120% AMI.
- Leasing 1,200 sf of ground-floor arts activity/retail space along Mistral as community-serving space, at BMR, ideally to a Mission-based arts organization or artist to prevent displacement, for term of 10 years plus 2 x 5 year options.
- Funding for two murals along Mistral, reflecting the historic Latino/Chicano experience.
- Allowing Carnaval to use the remaining surface parking area near the 19th and Harrison corner, subject to insurance and indemnification.
- Design revisions based on USM's requests.
- \$20,000 donation to SF Housing Accelerator Fund, to be used to support a local affordable housing project or to retain a legacy business or storefront.
- Ongoing discussions with La Cocina to determine whether the corner 2,300sf retail space in the proposed expansion project could serve to meet La Cocina's needs for space in the Mission. Project sponsor is willing to pay tenant improvement for the buildout of the retail space per La Cocina's specs up to \$488,000, approximately \$200/sf.



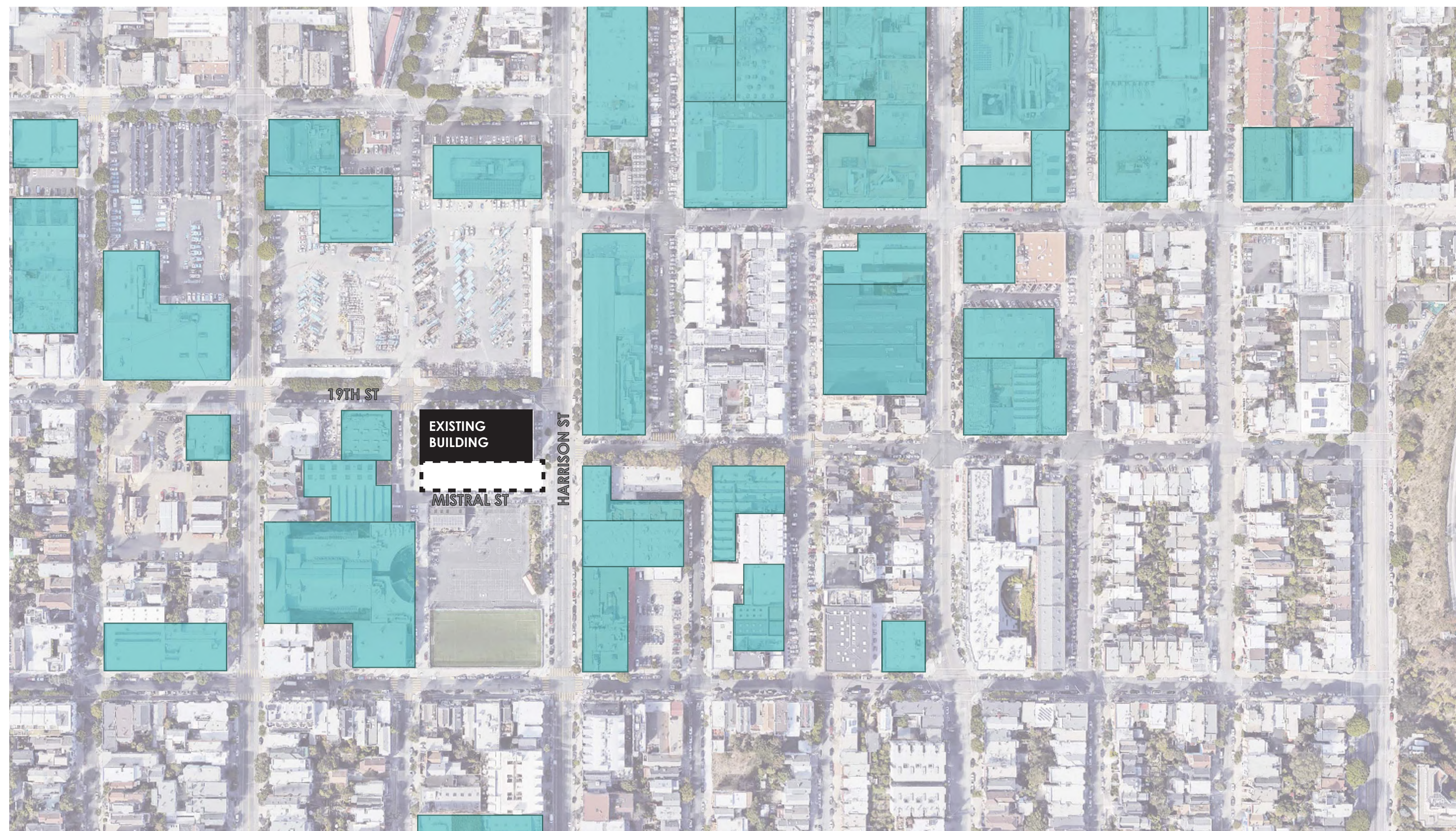
OVERHEAD VIEW



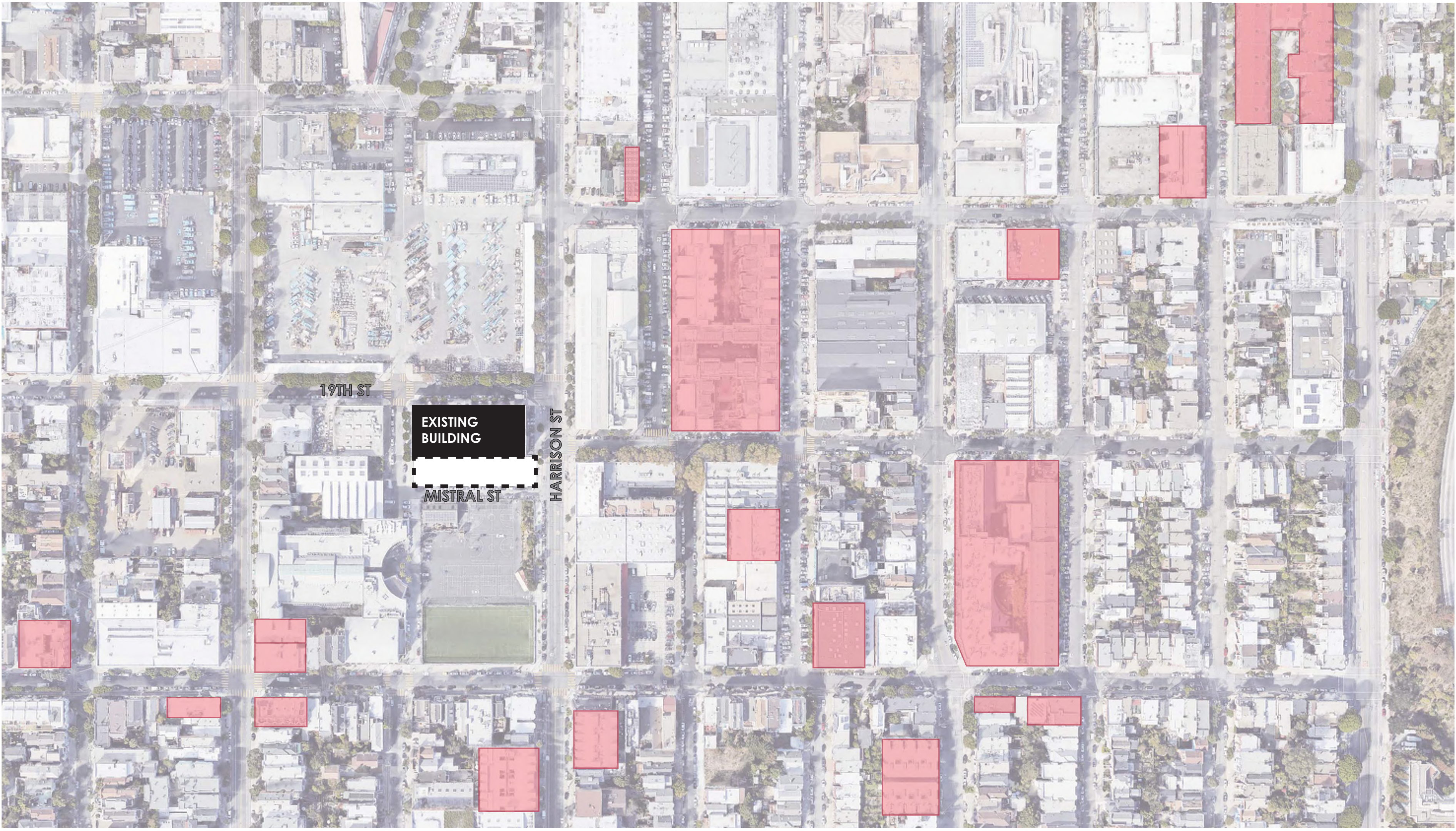
EXISTING SITE PHOTOS



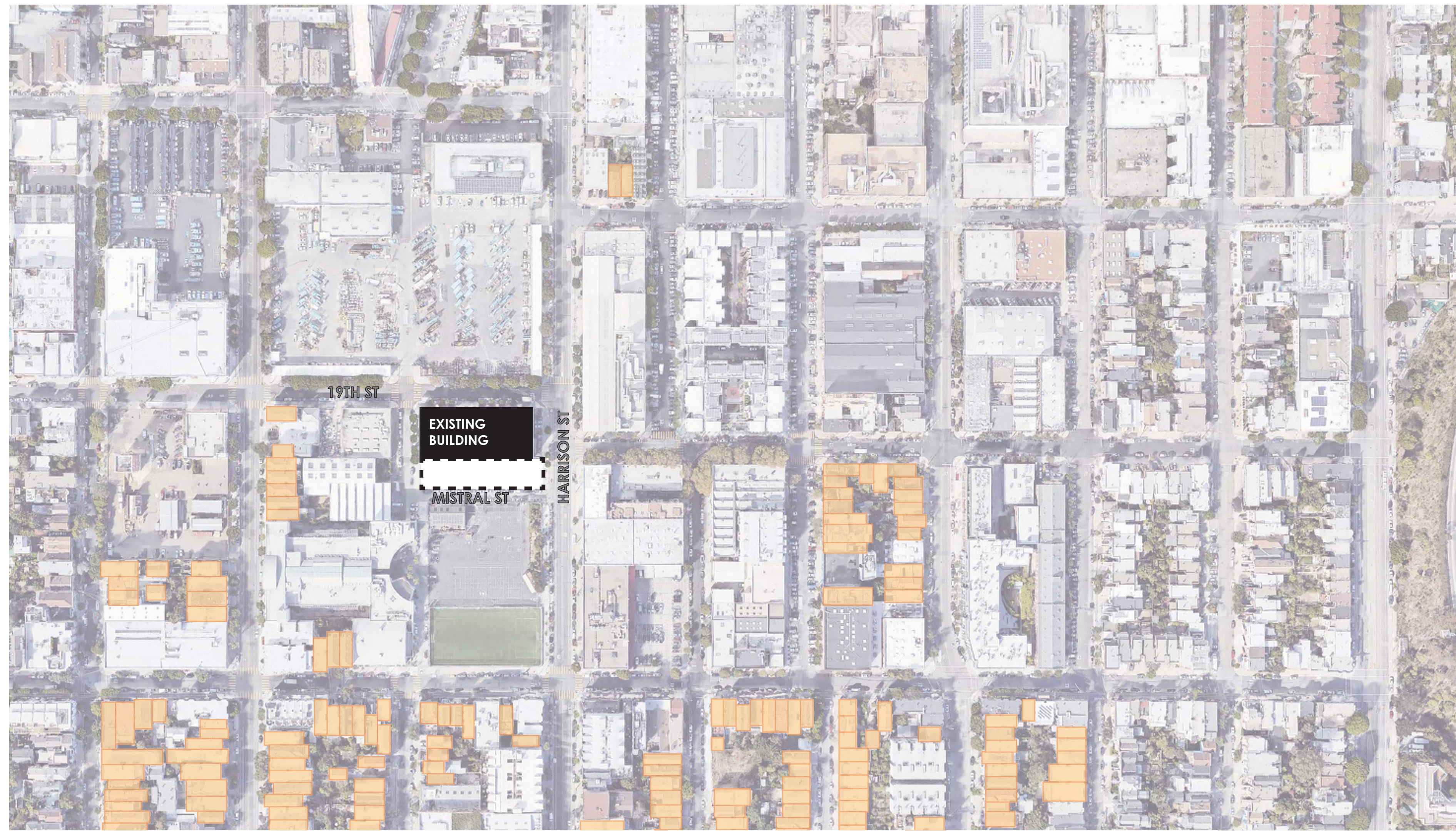
PROPOSED MASSING



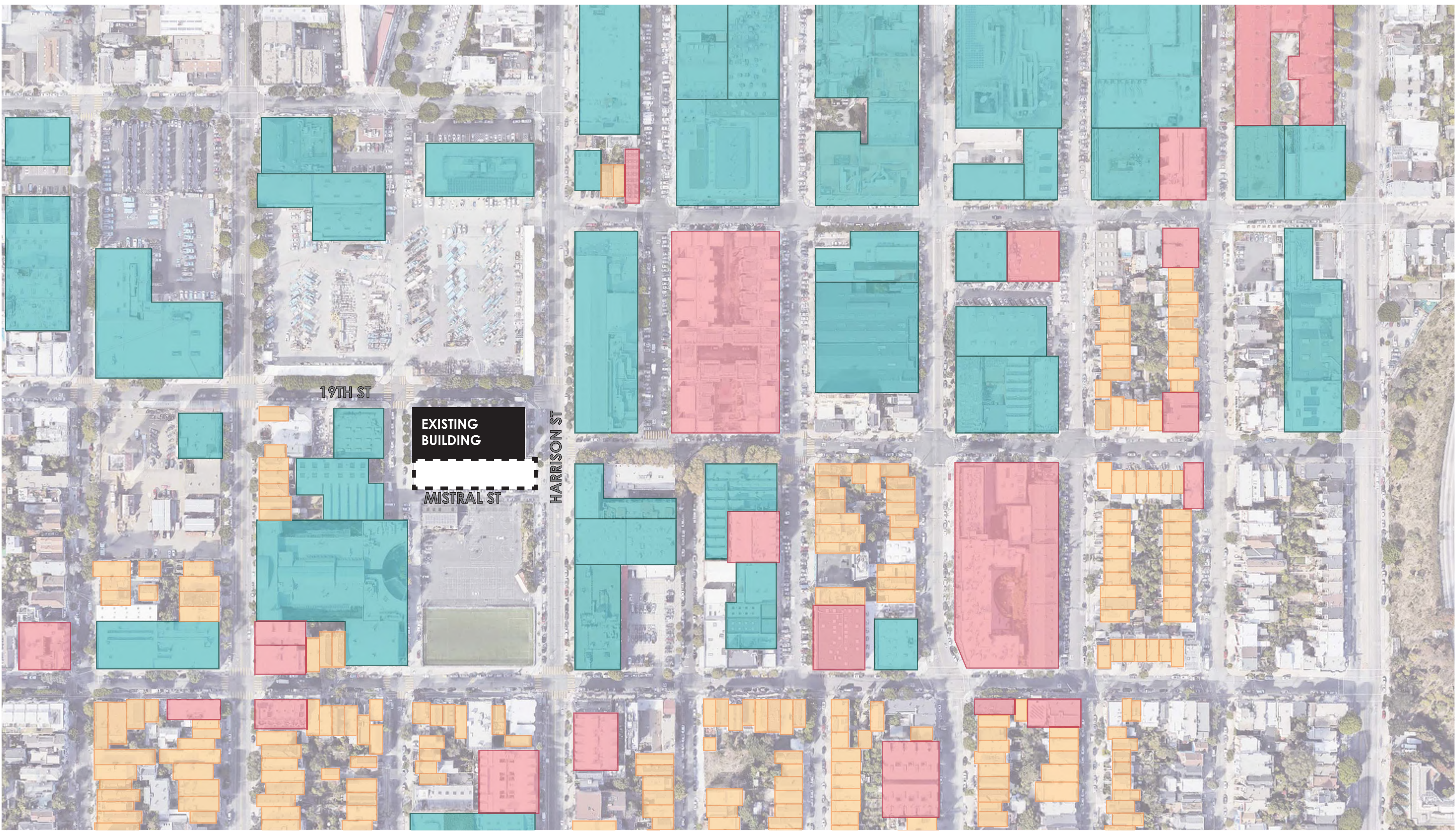
COMMERCIAL/INSTITUTIONAL BUILDINGS



MULTI-FAMILY HOUSING BUILDINGS



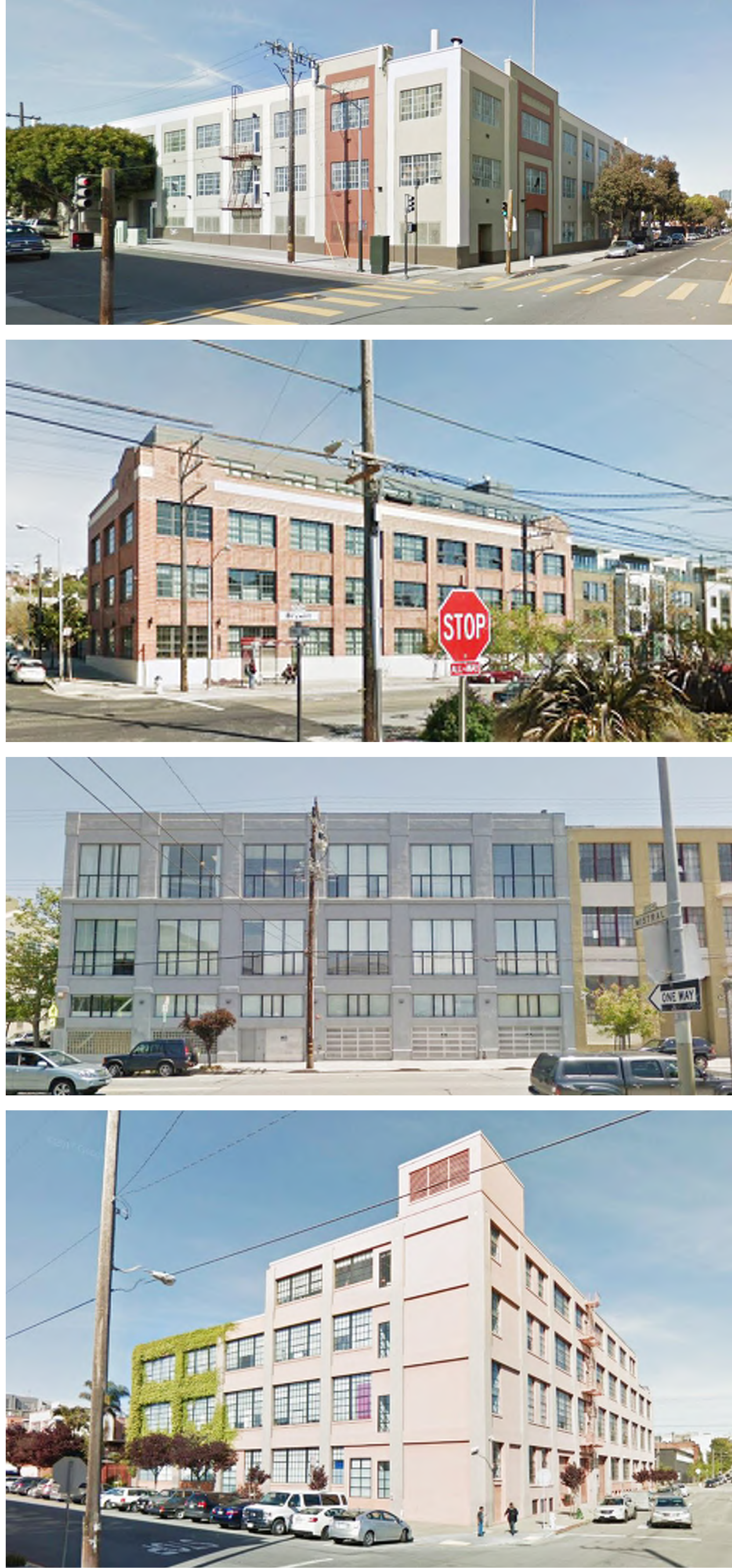
SMALL SCALE RESIDENTIAL BUILDINGS



TYPES OF BUILDINGS AROUND THE SITE

SITE CONTEXT BUILDING TYPES

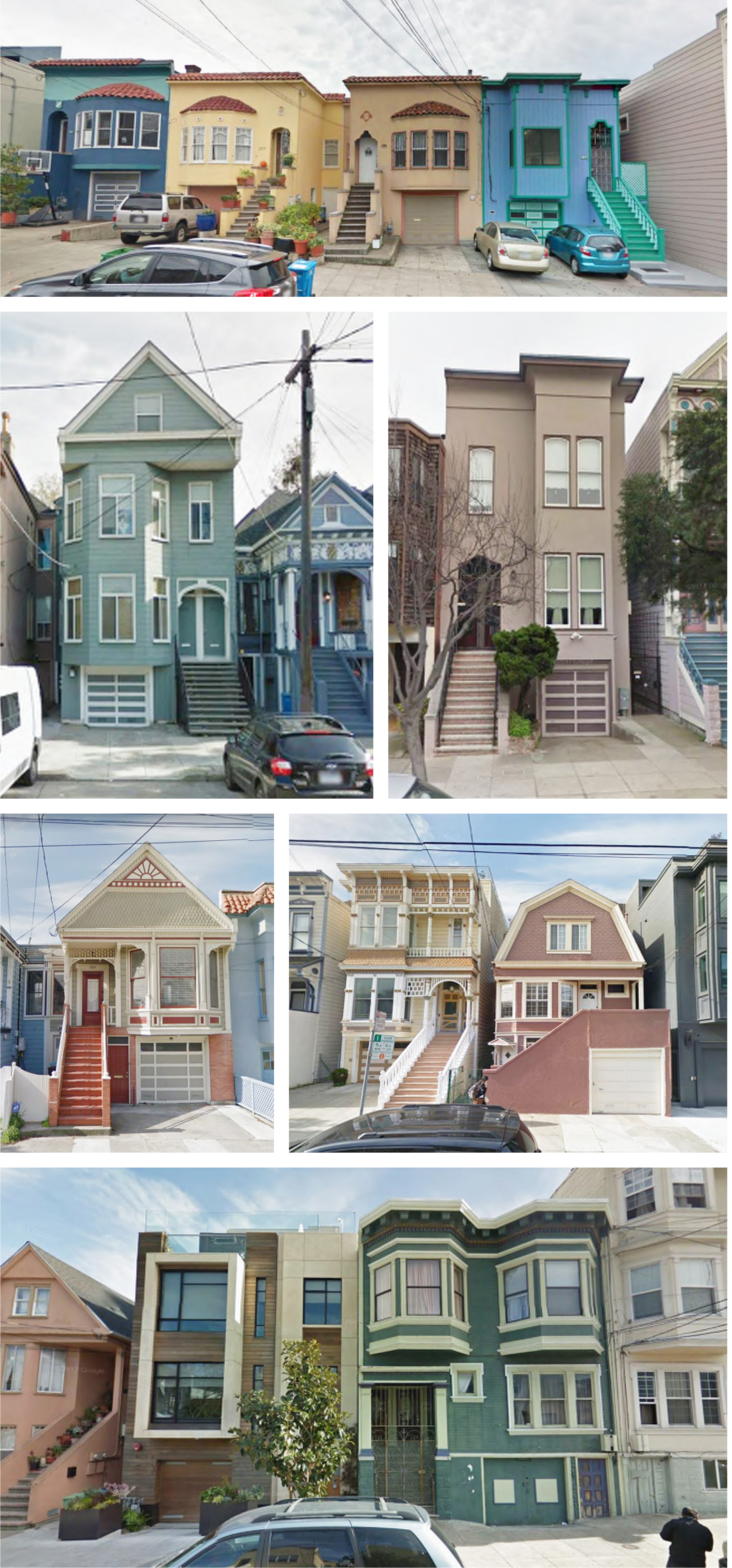
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SMALL SCALE RESIDENTIAL BUILDINGS



CONTEXT IMAGES OF NEIGHBORHOOD



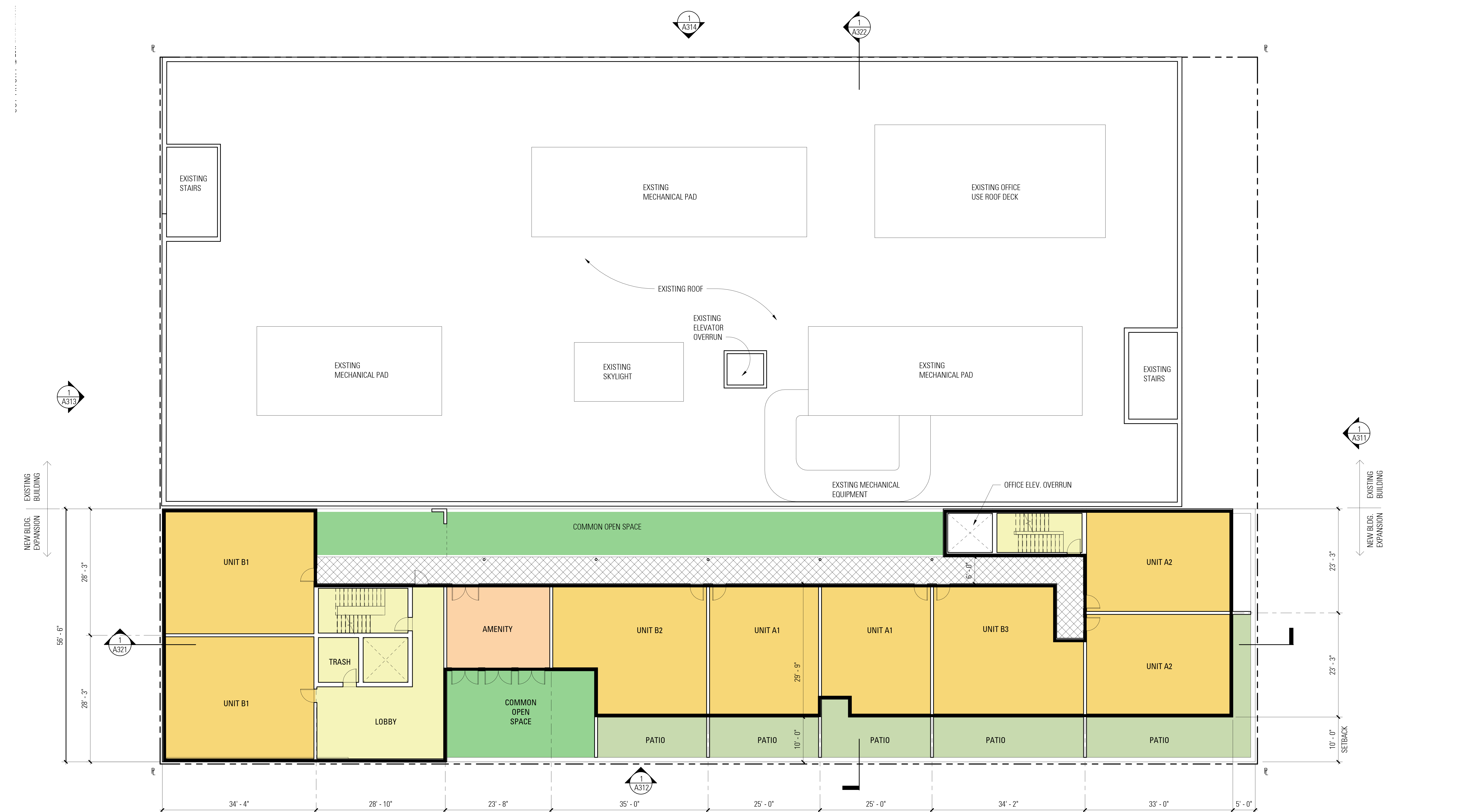
CONCEPT DIAGRAM



VIEW FROM HARRISON STREET



VIEW FROM MISTRAL STREET



LEVEL 4 FLOOR PLAN (RESIDENTIAL)



MISTRAL ST. ELEVATION
(FROM LPA SUBMITTAL)

F. COMMENT:
CREATE MASSING/MATERIAL CHANGE AT SOUTHWEST CORNER

RESPONSE:
KEEP EXISTING DESIGN AS IS. MASSING AND ARTICULATION CONSISTENT WITH COMMERCIAL BLDGS IN THE NEIGHBORHOOD. SCALE IS APPROPRIATE IN RELATION TO EXISTING BLDG. PLANNING APPROVES CURRENT DESIGN DIRECTION.

E. COMMENT:
PROVIDE ADDITIONAL AMENITY OUTDOOR SPACE

RESPONSE:
PROVIDED OPERABLE DOORS AT AMENITY SPACE TO MAXIMIZE USE OF INDOOR AND OUTDOOR SPACE (460 SF INDOOR + 638 SF OUTDOOR = 1,068 SF TOTAL)

D. COMMENT:
CREATE MORE DEPTH ON RESIDENTIAL FACADE

RESPONSE:
ADDED BALCONIES AT RECESSED FACADES TO CREATE MORE DEPTH AND RESIDENTIAL CHARACTER

C. COMMENT:
ADD ADDITIONAL MULLION AT COMMERCIAL FACADE TO FURTHER REDUCE SCALE OF GLASS

RESPONSE:
ADDED HORIZONTAL MULLION



A. COMMENT:
PROVIDE BULKHEAD/BASE AT ARTISAN SPACES CONSISTENT WITH GROUND FLOOR RETAIL IN THE NEIGHBORHOOD

RESPONSE:
PROVIDED 18" BULKHEAD/BASE (PER PLANNING) AND RECESSED ENTRY DOORS 3' FROM PROPERTY LINE

B. COMMENT:
PROVIDE BULKHEAD/BASE AT RETAIL SPACE CONSISTENT WITH GROUND FLOOR RETAIL IN THE NEIGHBORHOOD

RESPONSE:
PROVIDED 18" BULKHEAD/BASE (PER PLANNING) AT RETAIL STOREFRONT. CREATED HEAVIER BANDING TO BREAK STOREFRONT INTO SMALLER COMPONENTS.

MISTRAL ST. ELEVATION
(PER PLANNING/USM COMMENTS)



ARTISAN SPACE - FROM LPA

A. COMMENT:
PROVIDE BULKHEAD/BASE AT ARTISAN SPACES CONSISTENT WITH
GROUND FLOOR RETAIL IN THE NEIGHBORHOOD

RESPONSE:
PROVIDED 18" BULKHEAD/BASE (PER PLANNING) AND RECESSED
ENTRY DOORS 3' FROM PROPERTY LINE



ARTISAN SPACE - PER PLANNING/USM COMMENTS



RETAIL STOREFRONT - FROM LPA

B. COMMENT:
PROVIDE BULKHEAD/BASE AT RETAIL SPACE CONSISTENT WITH
GROUND FLOOR RETAIL IN THE NEIGHBORHOOD

RESPONSE:
PROVIDED 18" BULKHEAD/BASE (PER PLANNING) AT RETAIL
STOREFRONT. CREATED HEAVIER BANDING TO BREAK STOREFRONT
INTO SMALLER COMPONENTS.



RETAIL STOREFRONT - PER PLANNING/USM COMMENTS



COMMERCIAL FACADE - FROM LPA

- C. COMMENT:**
ADD ADDITIONAL MULLION AT COMMERCIAL FACADE TO FURTHER
REDUCE SCALE OF GLASS
- RESPONSE:**
ADDED HORIZONTAL MULLION



COMMERCIAL FACADE - PER PLANNING/USM COMMENTS



RESIDENTIAL FACADE - FROM LPA

D. COMMENT:
CREATE MORE DEPTH ON RESIDENTIAL FACADE

RESPONSE:
ADDED BALCONIES AT RECESSED FACADES TO
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RESIDENTIAL FACADE - PER PLANNING/USM COMMENTS

