

# 2300 HARRISON STREET

PLANNING COMMISSION HEARING - JULY 18, 2019



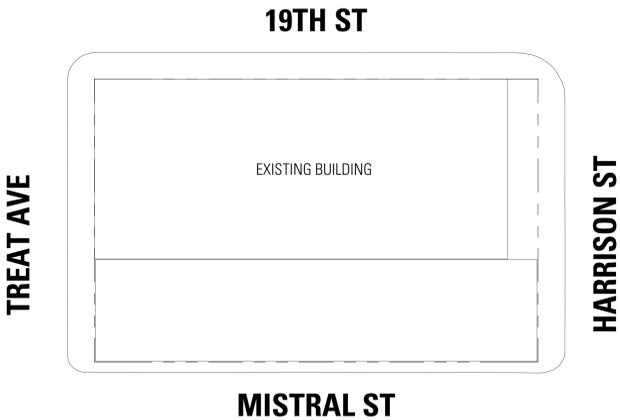
**562 MISSION ST. LLC**

# 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 19<sup>th</sup> 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.



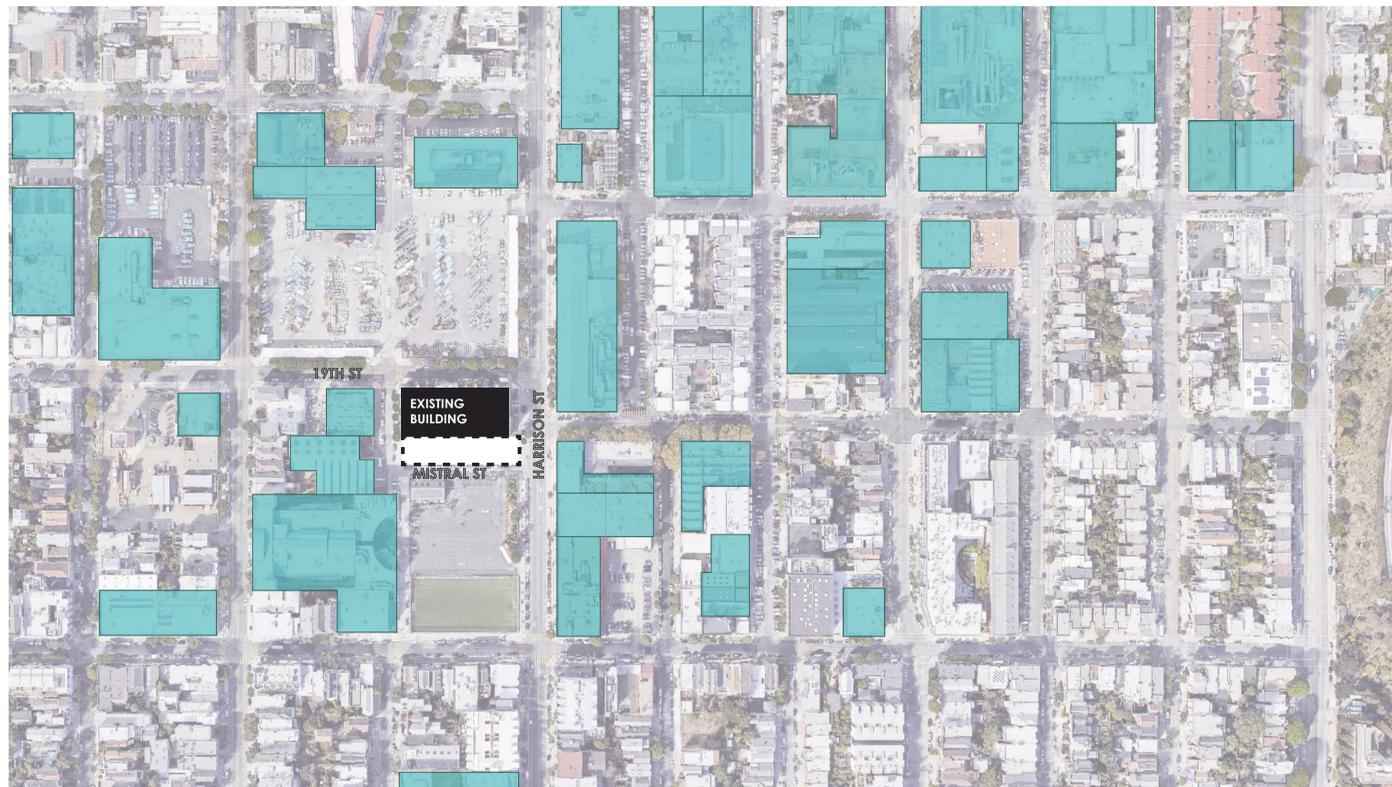
OVERHEAD VIEW



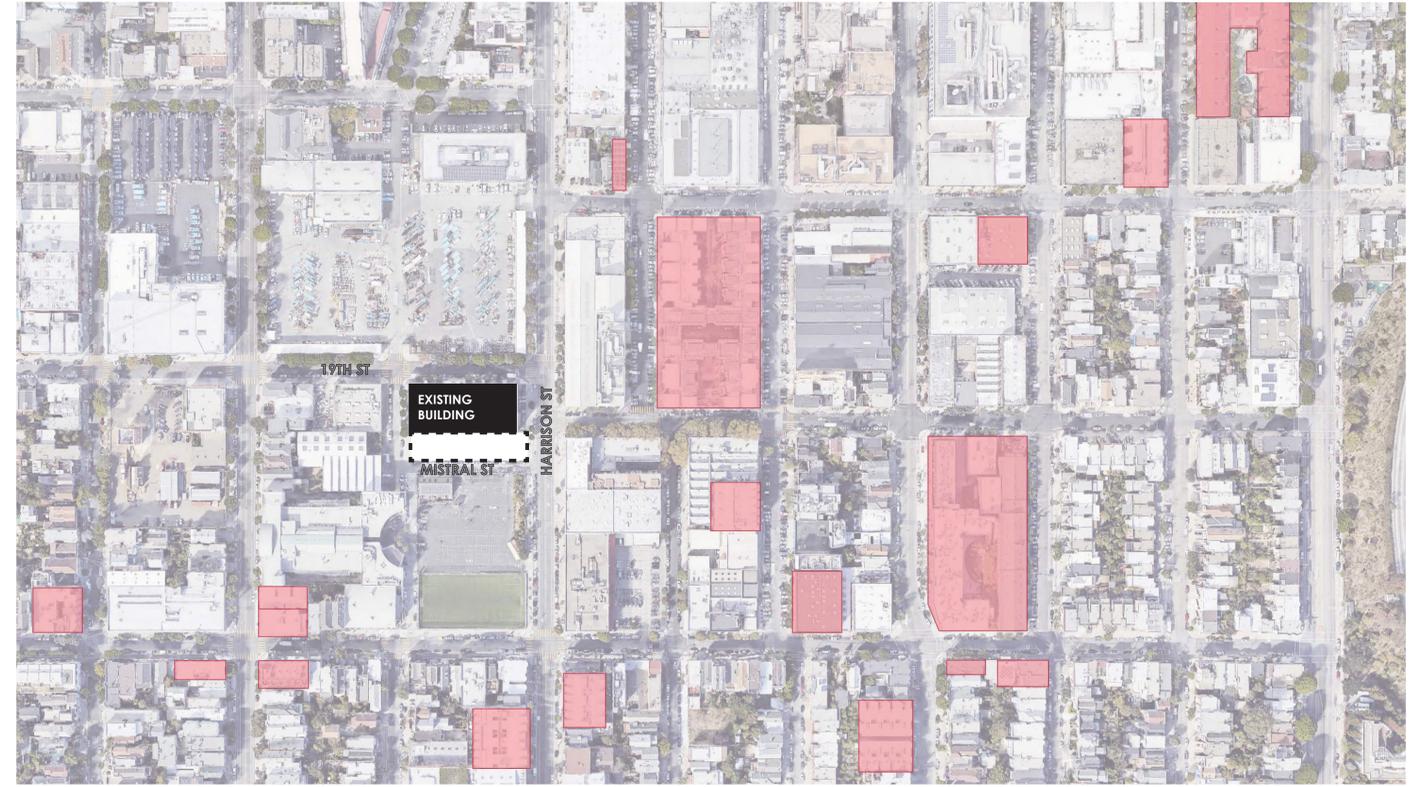
# EXISTING SITE PHOTOS



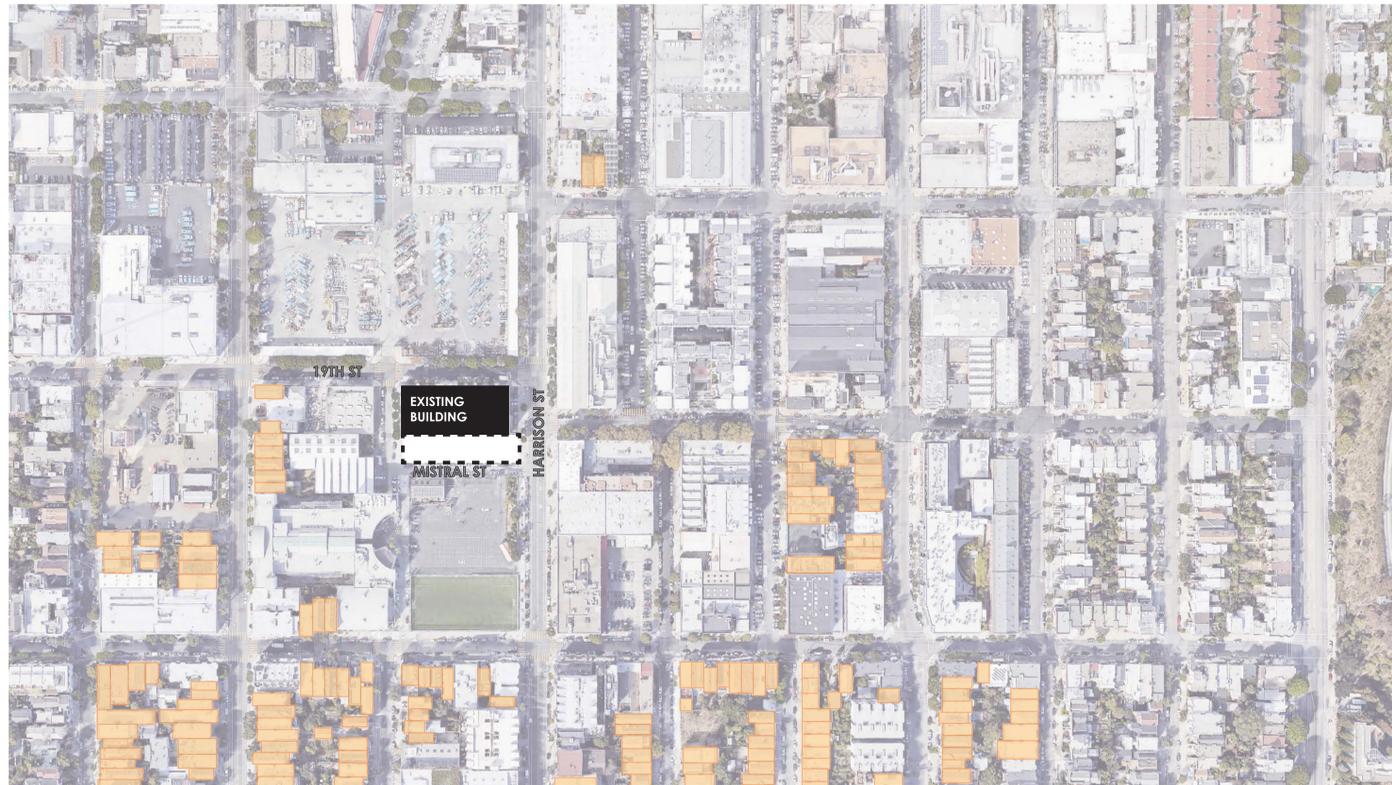
## PROPOSED MASSING



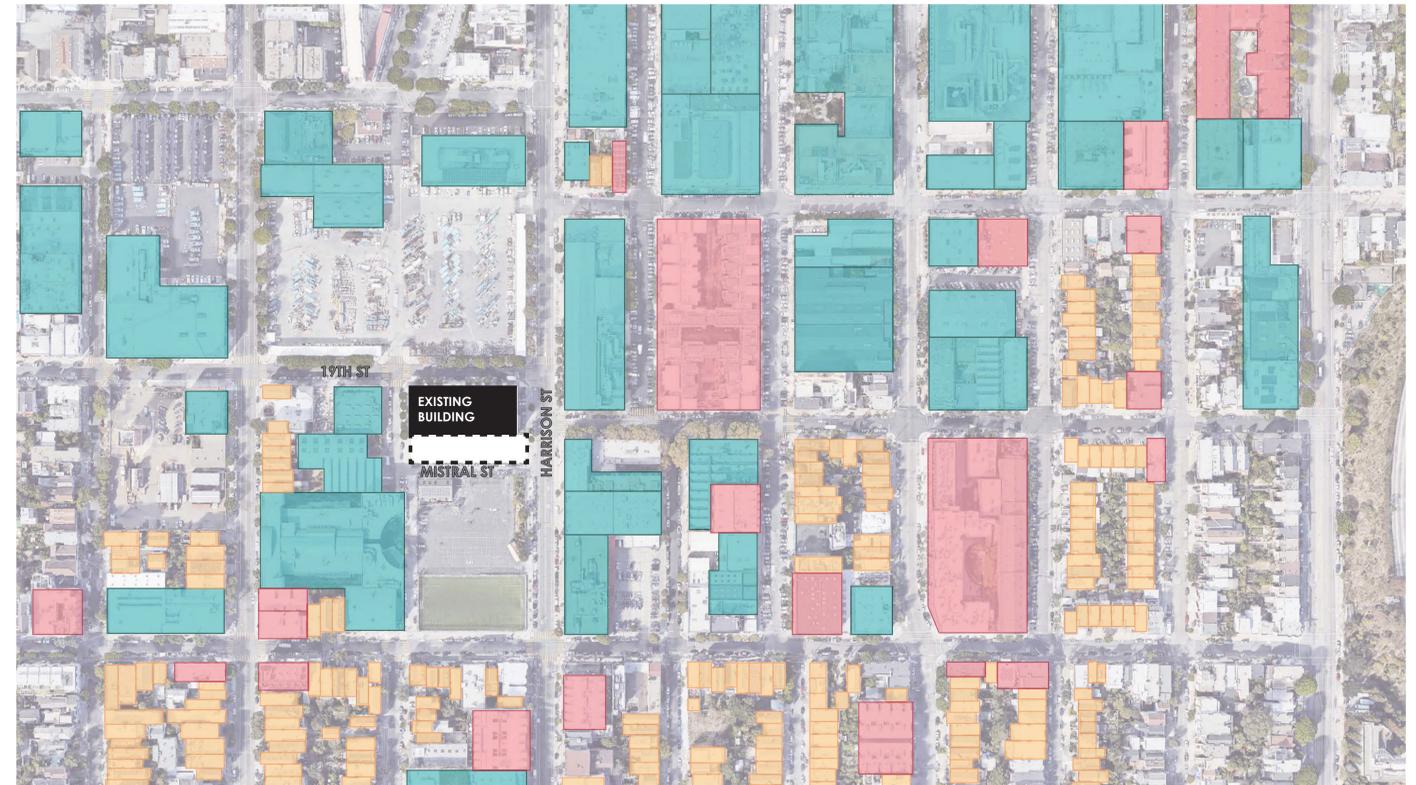
**COMMERCIAL/INSTITUTIONAL BUILDINGS**



**MULTI-FAMILY HOUSING BUILDINGS**



**SMALL SCALE RESIDENTIAL BUILDINGS**

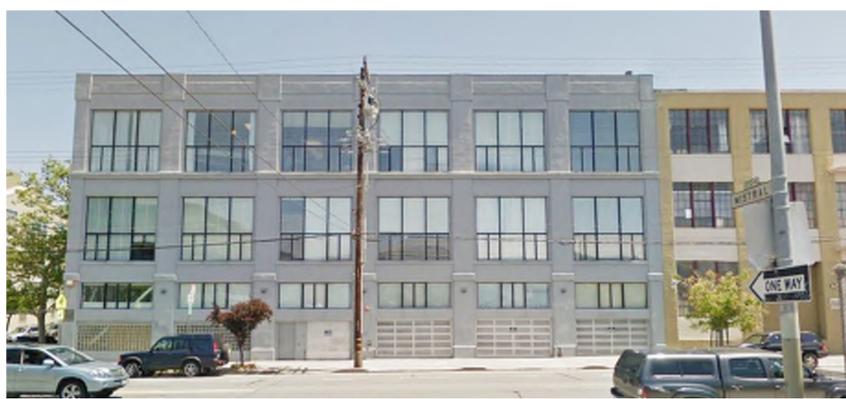
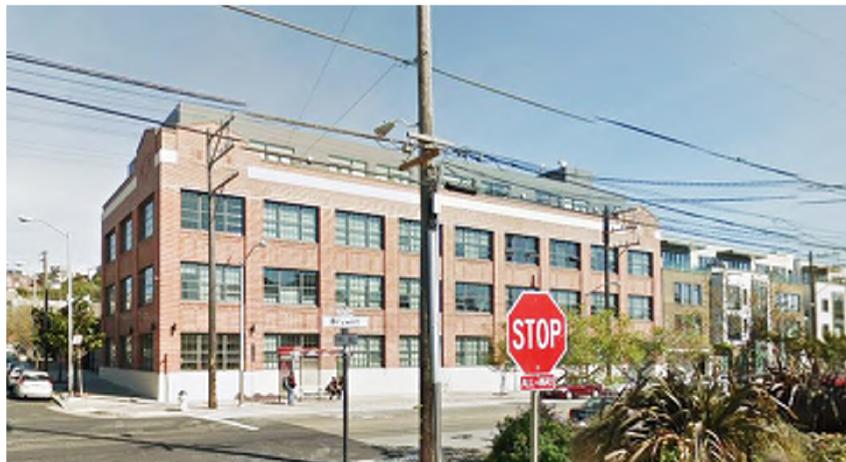


**TYPES OF BUILDINGS AROUND THE SITE**

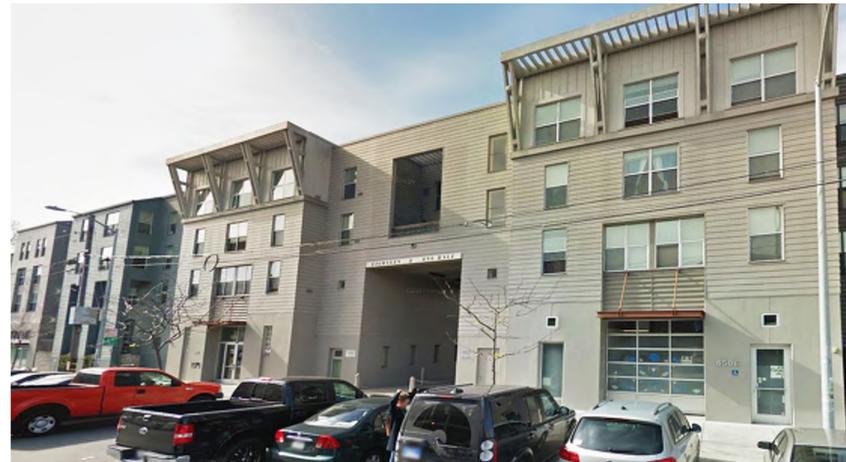
# SITE CONTEXT BUILDING TYPES



**COMMERCIAL/INSTITUTIONAL BUILDINGS**



**MULTI-FAMILY HOUSING BUILDINGS**



**SMALL SCALE RESIDENTIAL BUILDINGS**



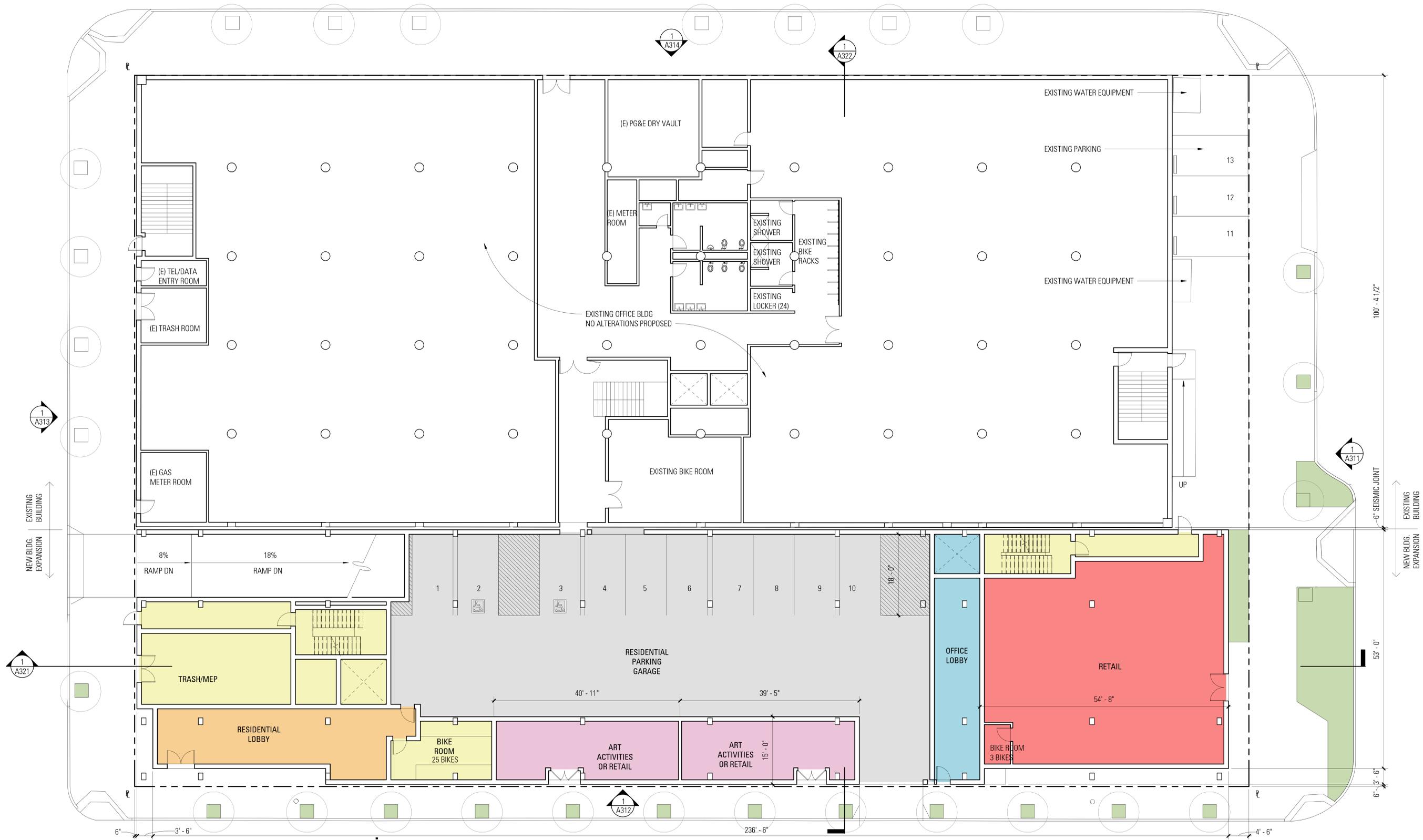
**CONTEXT IMAGES OF NEIGHBORHOOD**



# CONCEPT DIAGRAM



# VIEW FROM HARRISON STREET

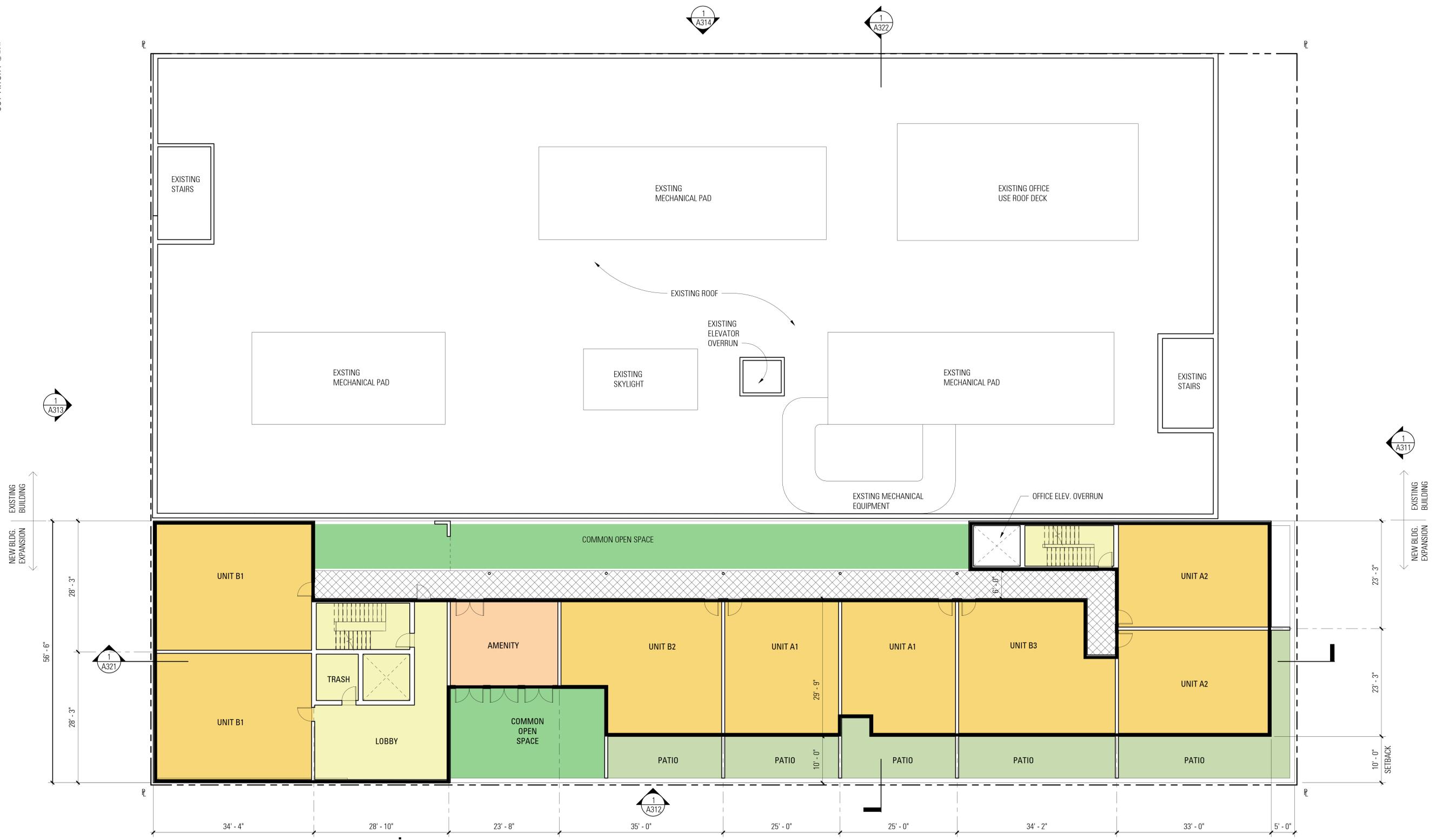


# GROUND FLOOR PLAN





## 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  
CREATE MORE DEPTH AND RESIDENTIAL CHARACTER



**RESIDENTIAL FACADE - PER PLANNING/USM COMMENTS**



