



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Memo to the Planning Commission

HEARING DATE: AUGUST 22, 2019

CONTINUED FROM APRIL 25, 2019, MAY 9, 2019 AND JULY 18, 2019

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DATE: August 15, 2019
TO: Planning Commission
FROM: Linda Ajello Hoagland, Planner 2016-010589ENXOFA
RE: 2300 Harrison Street Update (Case No. 2016-010589ENXOFA)

BACKGROUND

On July 18, 2019, the Planning Commission continued the Large Project Authorization and Office Development Allocation for 2300 Harrison Street to the public hearing on August 22, 2019, with the direction to provide more information and/or clarity for the Project. The Project Sponsor has since submitted revised plans providing additional information, as follows:

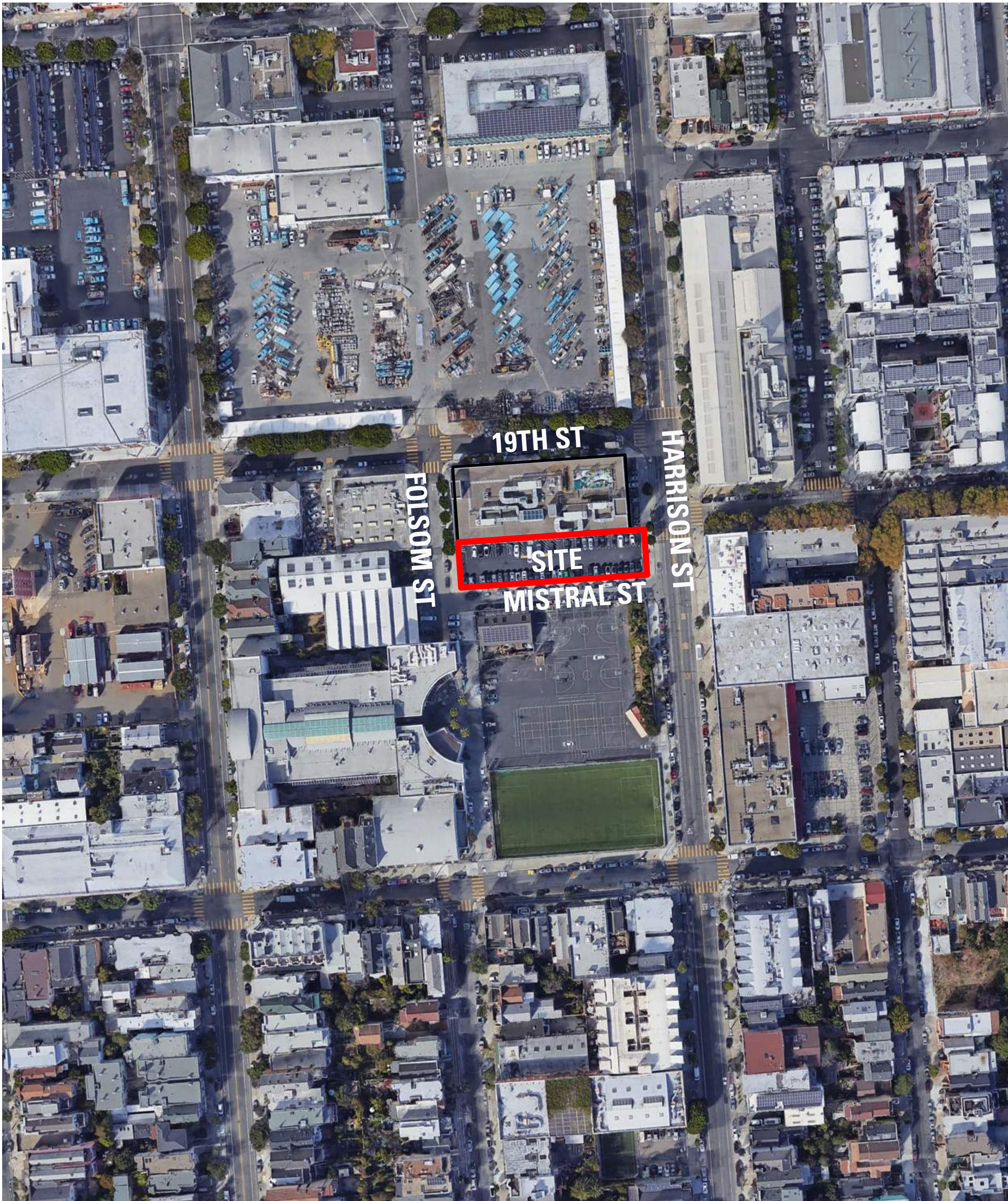
- Floor plans for the residential units have been provided;
- A list of the Project benefits; and
- Plan revisions made based on comments from United to Save the Mission.

No changes were made to the total building area, residential gross square footage, total number of residential units (24 units in total), dwelling unit mix or office square footage. Furthermore, no additional waivers, incentives and concessions have been requested.

Attachments:

- Updated Plans

VICINITY MAP



2300 HARRISON ST

SAN FRANCISCO, CA

SHEET INDEX

12/14/17 SUBMIT	8/17/18 SUBMIT	4/25/19 SUBMIT	8/22/19 SUBMIT	NO	SHEET NAME
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●	●	●	●	G02	PLANNING CODE DIAGRAMS
●	●	●	●	G03	CONCESSION REQUESTS
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●	●	●	●	A322	BUILDING SECTIONS
●	●	●	●	A501	PROJECT BENEFITS
●	●	●	●	A502	PLANNING/COMM MEETINGS UPDATES
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●	●	●	●	A504	PLANNING/COMM MEETINGS UPDATES
●	●	●	●	A505	PLANNING/COMM MEETINGS UPDATES
●	●	●	●	A506	PLANNING/COMM MEETINGS UPDATES
●	●	●	●	A507	PLANNING/COMM MEETINGS UPDATES
●	●	●	●	A508	PLANNING/COMM MEETINGS UPDATES
●	●	●	●	APP. A 1-7	NOT USED

EXHIBIT B

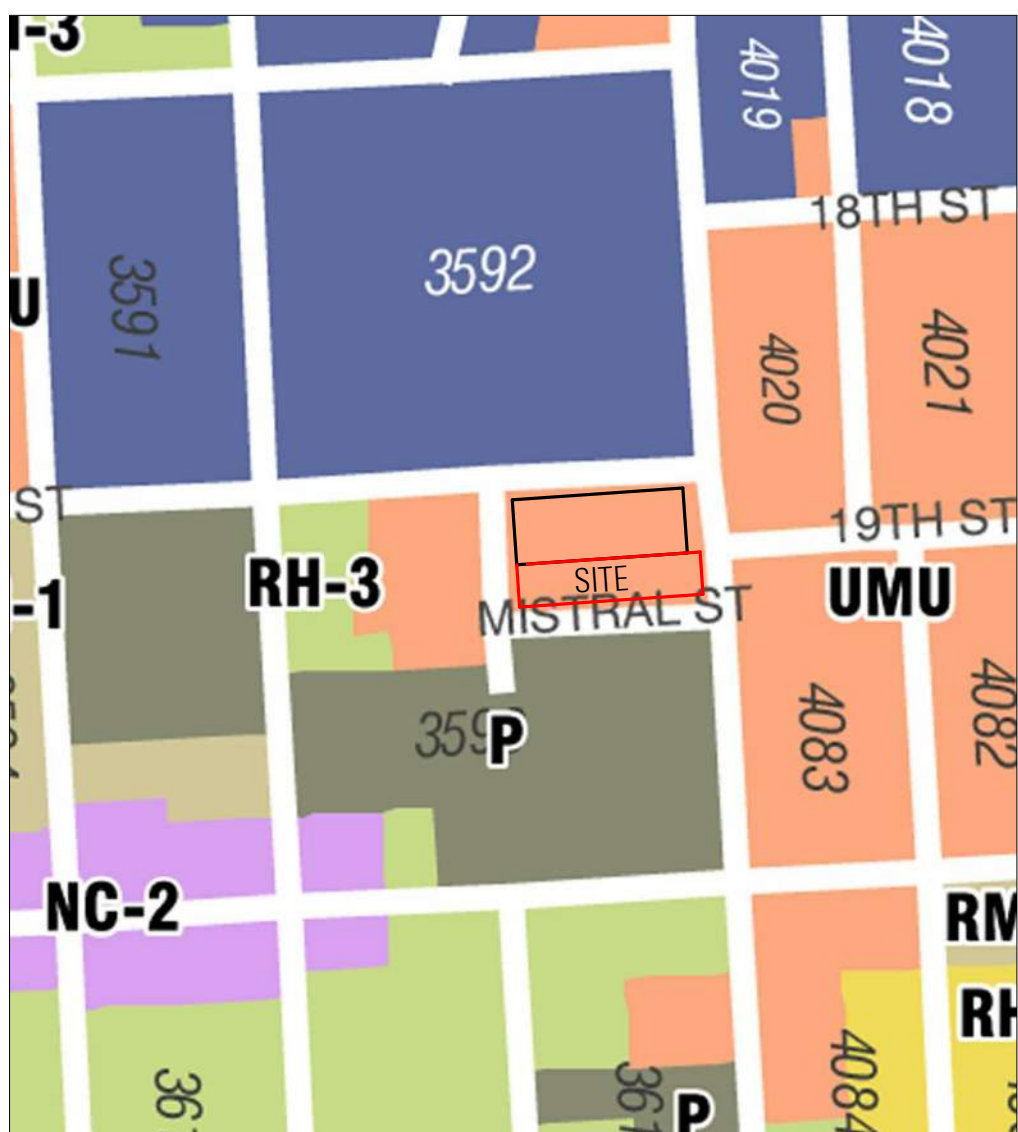
2300 HARRISON ST
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LARGE PROJECT AUTHORIZATION AND OFFICE ALLOCATION

PROJECT DESCRIPTION

Situated in the UMU zoning district, the project proposes a horizontal expansion to an existing 3-story office building via new construction of a 6-story-over-basement building including, below-grade parking level; 1 story of mixed use and parking; 2 stories of office use and 3 stories of residential use. The new addition will be constructed over existing surface parking lot. Project utilizes the state density bonus program under planning code section 206.6.

ZONING MAP



PROJECT TEAM

- OWNER:

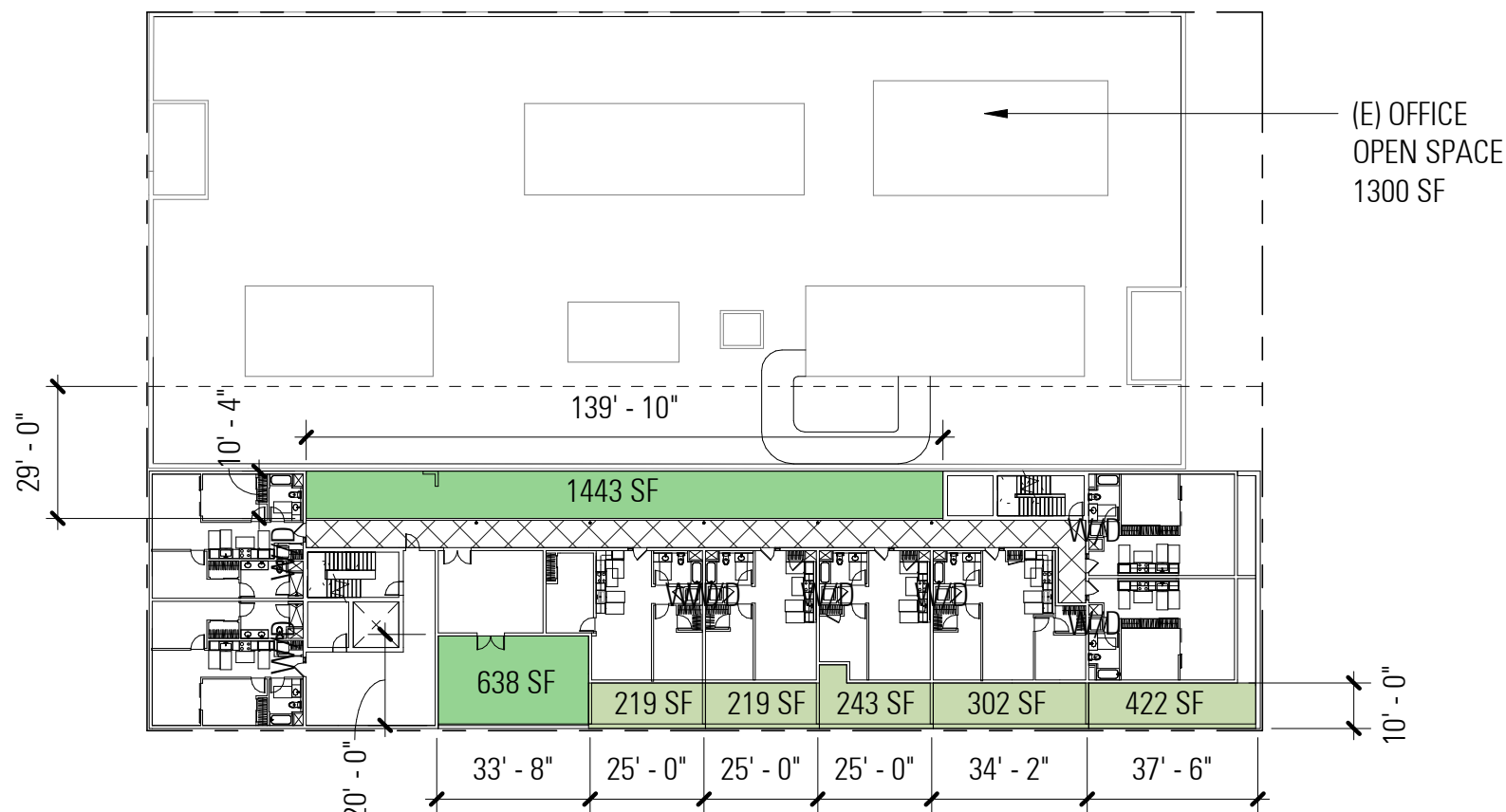
562 MISSION STREET LLC
PATRICIA DELGRANDE
71 STEVENSON STREET, SUITE 850
SAN FRANCISCO, CA 94105
(415) 509-6013
- ARCHITECT:

BAR ARCHITECTS
PATRICIA CENTENO
901 BATTERY STREET, SUITE 300
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- LANDSCAPE ARCHITECT:

VAN DORN ABED
LANDSCAPE ARCHITECTS
SHARI VAN DORN
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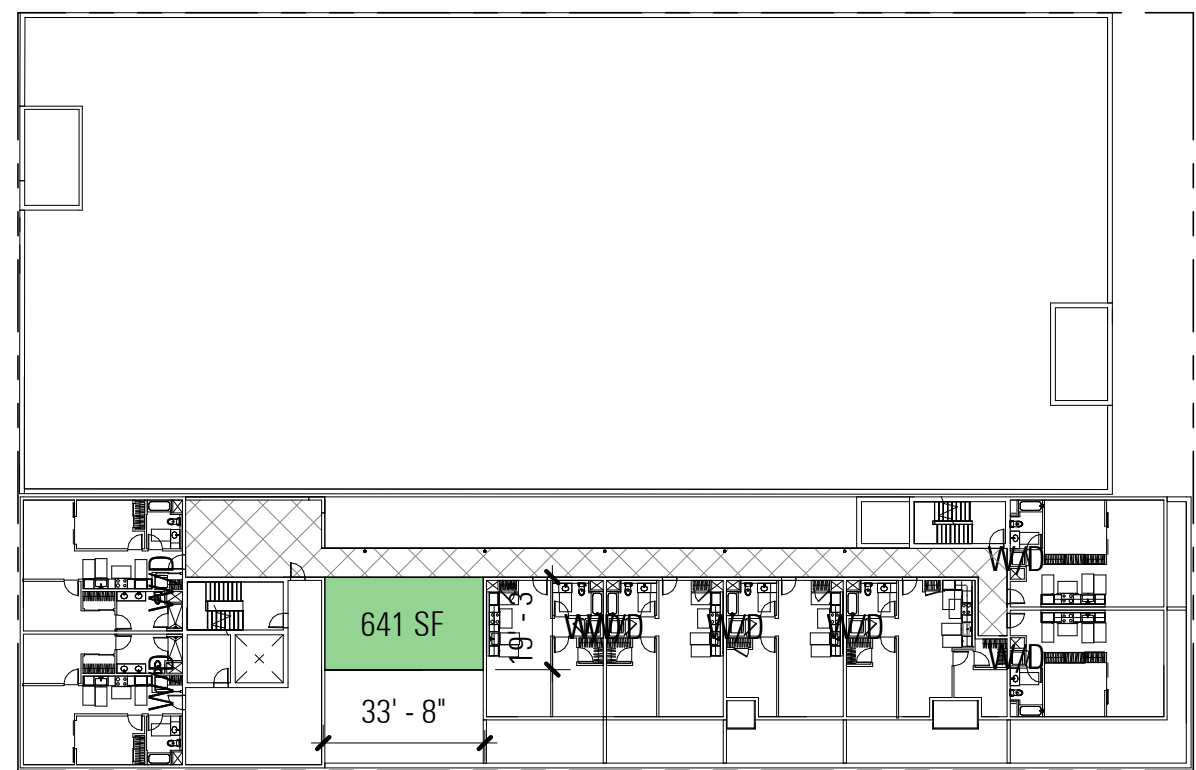
PLANNING DEPT. CASE NO. : 2016-010589 LPA/OFA
FOR PLANNING COMMISION HEARING ON 8/22/2019

COVER SHEET



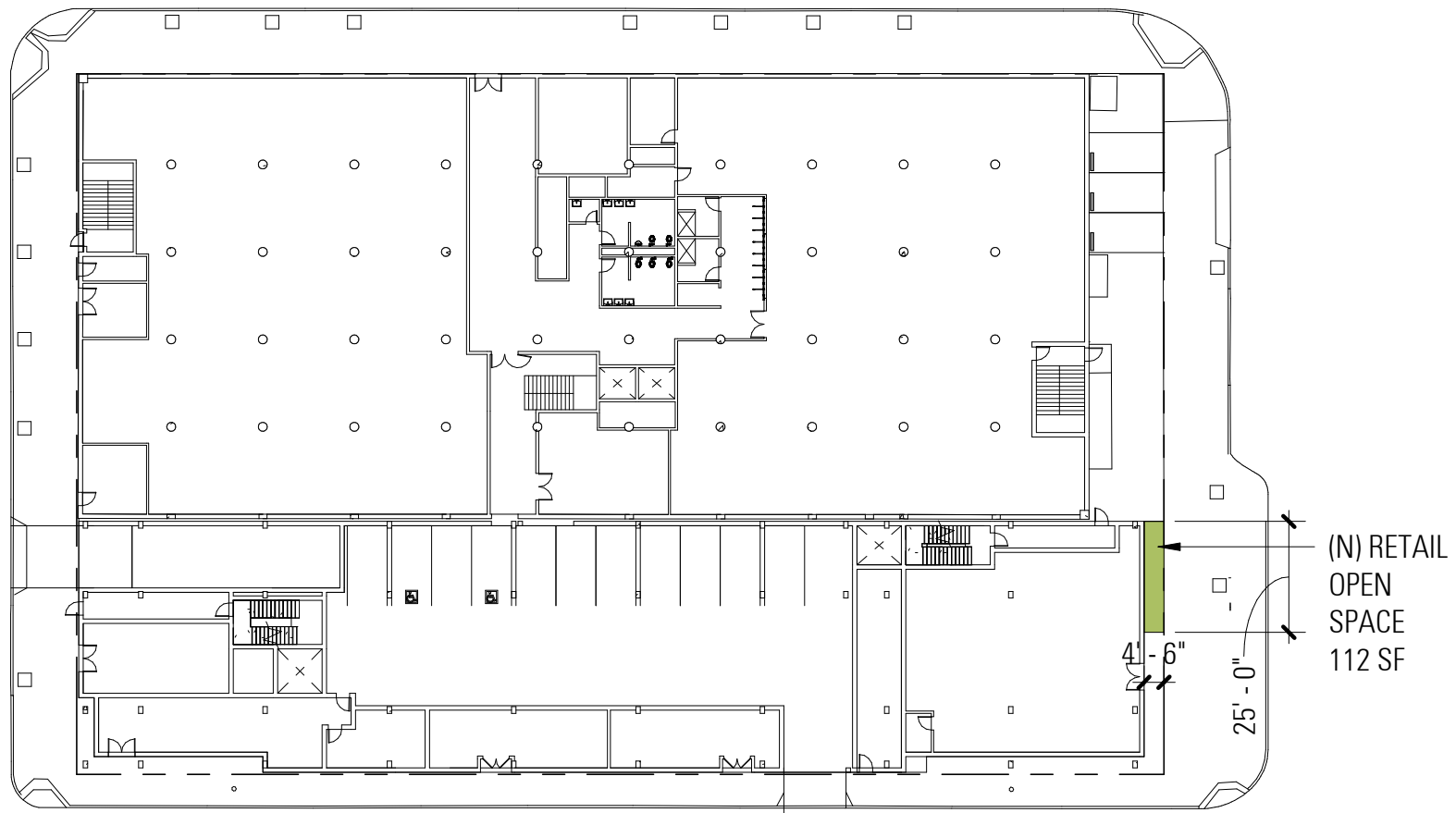
CODE DIAGRAM LEVEL 4

1" = 40'-0"



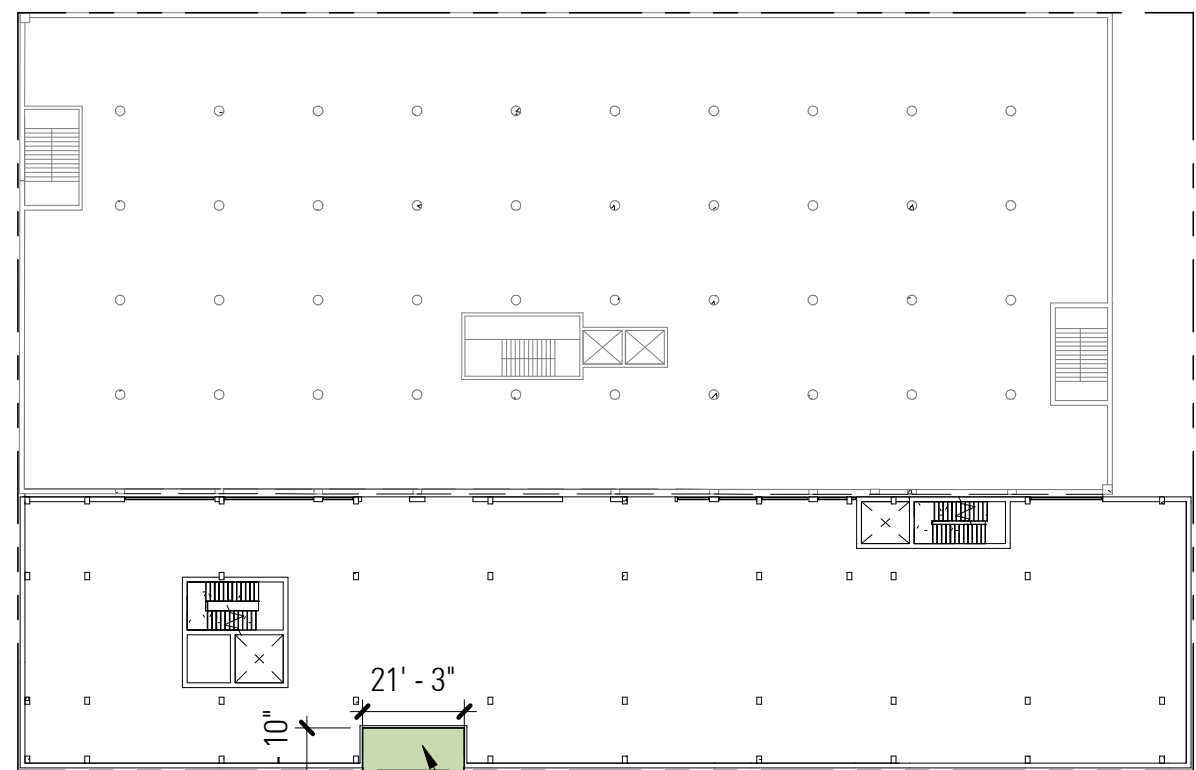
CODE DIAGRAM LEVEL 5

1" = 40'-0"



CODE DIAGRAM - LEVEL 1

1" = 40'-0"



CODE DIAGRAM - LEVEL 2 & 3

1" = 40'-0"

LEGEND

- PRIVATE OPEN SPACE
- RES. COMMON OPEN SPACE
- NON-RESIDENTIAL OPEN SPACE

OPEN SPACE (SECTION 135)

REQUIREMENT:

RESIDENTIAL: 80 SF/ DU = 80 x 24 = 1,920 SF (IF PRIVATE)

80 SF x 1.33/DU (IF COMMON)

RETAIL: 1:250 SF

OFFICE: 1:50 SF

RESIDENTIAL:

PRIVATE OPEN SPACE: 5 UNITS

PRIVATE OPEN SPACE PROVIDED: 1,405 SF (AVG OF 281 SF/DU)

COMMON OPEN SPACE PROVIDED: 2,722 SF (143/DU FOR REMAINING 19 UNITS)

TOTAL RES OPEN SPACE PROVIDED: 4,220 SF

RETAIL:

REQUIRED: 2,483/ 250 = 11 SF

OPEN SPACE PROVIDED: 112 SF

OFFICE:

REQUIRED: 27,017/ 50 = 541SF

OPEN SPACE PROVIDED: 544 SF

REAR YARD (SECTION 134)

REQUIREMENT:

MINIMUM REAR YARD DEPTH SHALL BE EQUAL TO 25% OF THE TOTAL DEPTH OF THE LOT, IN NO CASE LESS THAN 15 FEET

PROVIDED:

17'-7" IN DEPTH REAR YARD (SEE CONCESSION REQUEST ON G03)

EXPOSURE (SECTION 140)

REQUIREMENT:

IN EACH DWELLING UNIT, THE REQUIRED WINDOWS OF AT LEAST ONE ROOM (120 SF MIN) SHALL FACE DIRECTLY ON AN OPEN AREA.

PER SECTION 140 (a)(1) A PUBLIC STREET, PUBLIC ALLEY AT LEAST 20' IN WIDTH PERMITTED AS OPEN AREA

PROVIDED:

EACH UNIT PROVIDES ONE ROOM (120 SF MIN) FACING ON AN OPEN AREA

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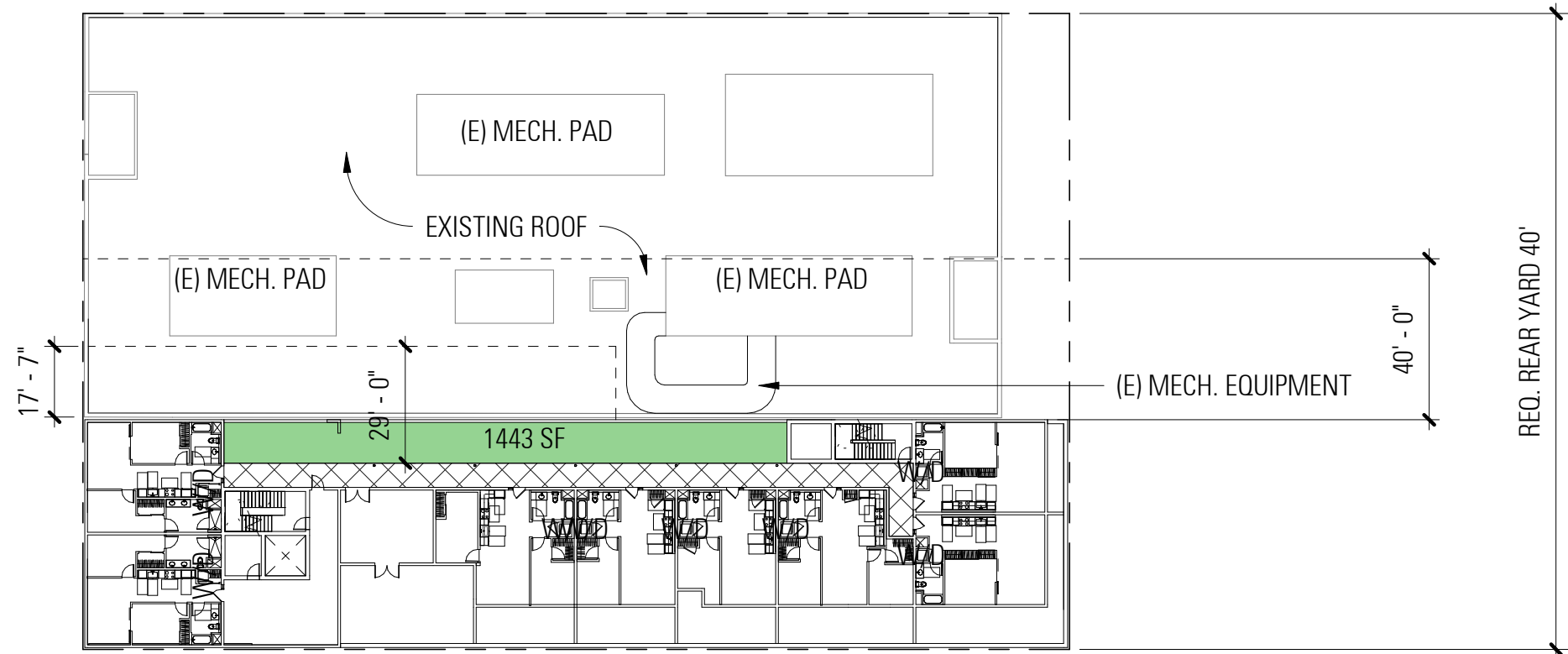
PLANNING CODE DIAGRAMS

CONCESSION REQUEST 1: REAR YARD

REQUIRED: SECTION 134(a)(1)
MINIMUM REAR YARD DEPTH SHALL BE EQUAL TO 25% OF THE TOTAL DEPTH OF THE LOT, BUT IN NO CASE LESS THAN 15 FEET.
SECTION 136 PERMITTED OBSTRUCTIONS
25% x 157.88' = 39.5'

PROVIDED: 17'-7" REAR YARD DEPTH

CONCESSION FOR REAR YARD SETBACK (SECTION 134). THE PROJECT IS REQUIRED TO PROVIDE A 25% REAR YARD SETBACK ON THE LOWEST FLOOR CONTAINING RESIDENTIAL UNITS AND AT EACH SUBSEQUENT FLOOR. THE PROJECT WILL PROVIDE RESIDENTIAL UNITS ON 4TH, 5TH AND 6TH FLOORS. THE NEW CONSTRUCTION COMPONENT IS CONSTRUCTED ON THE PROPERTY'S CURRENT SURFACE PARKING LOT AREA, WITH ALL OF THE RESIDENTIAL UNITS BEING LOCATED ABOVE THE ROOF LEVEL FOR THE EXISTING 3-STORY BUILDING. THUS, ALL RESIDENTIAL UNITS WILL BE PROVIDED WITH A REAR YARD SETBACK THAT IS WELL IN EXCESS OF THE REQUIRED 25% AREA (I.E. INSTEAD OF THE REQUIRED APPROX. 40' SETBACK, THE UNITS WILL BE FACING A REAR YARD WITH A DEPTH OF APPROX. 100'). HOWEVER, SINCE THE REAR YARD WILL BE TECHNICALLY LOCATED ON TOP OF THE EXISTING ROOF TOP, IT WILL BE PARTIALLY OBSTRUCTED BY CERTAIN EXISTING MECHANICAL AREAS. THUS, THE UNITS AT THE LOWEST RESIDENTIAL LEVEL (AT THE 4TH FLOOR), WILL NOT BE FACING A FULLY CODE COMPLIANT REAR YARD. WITHOUT THIS CONCESSION, THE PROJECT WOULD BE REQUIRED TO RELOCATE AND RECONFIGURE ALL OF THE EXISTING MECHANICAL AREAS, SUBJECTING THE PROJECT TO ADDITIONAL COSTS.



CONCESSION REQUEST 2: GROUND FLOOR HEIGHT

REQUIRED: SECTION 145.1(c)(4)(A)
GROUND FLOOR NON-RESIDENTIAL USE IN UMU DISTRICTS SHALL HAVE A MINIMUM FLOOR-TO-FLOOR HEIGHT OF 17 FEET, AS MEASURED FROM GRADE

PROVIDED: 15'- 4" FLOOR TO FLOOR HEIGHT (MEASURED FROM LOWEST POINT OF BACK OF SIDEWALK)

JUSTIFICATION: IN ORDER TO KEEP ALIGNMENT OF EXISTING SECOND FLOOR LEVEL AND COORDINATION WITH EXISTING SIDEWALK GRADES, LESS THAN 17' FLOOR TO FLOOR IS PROVIDED

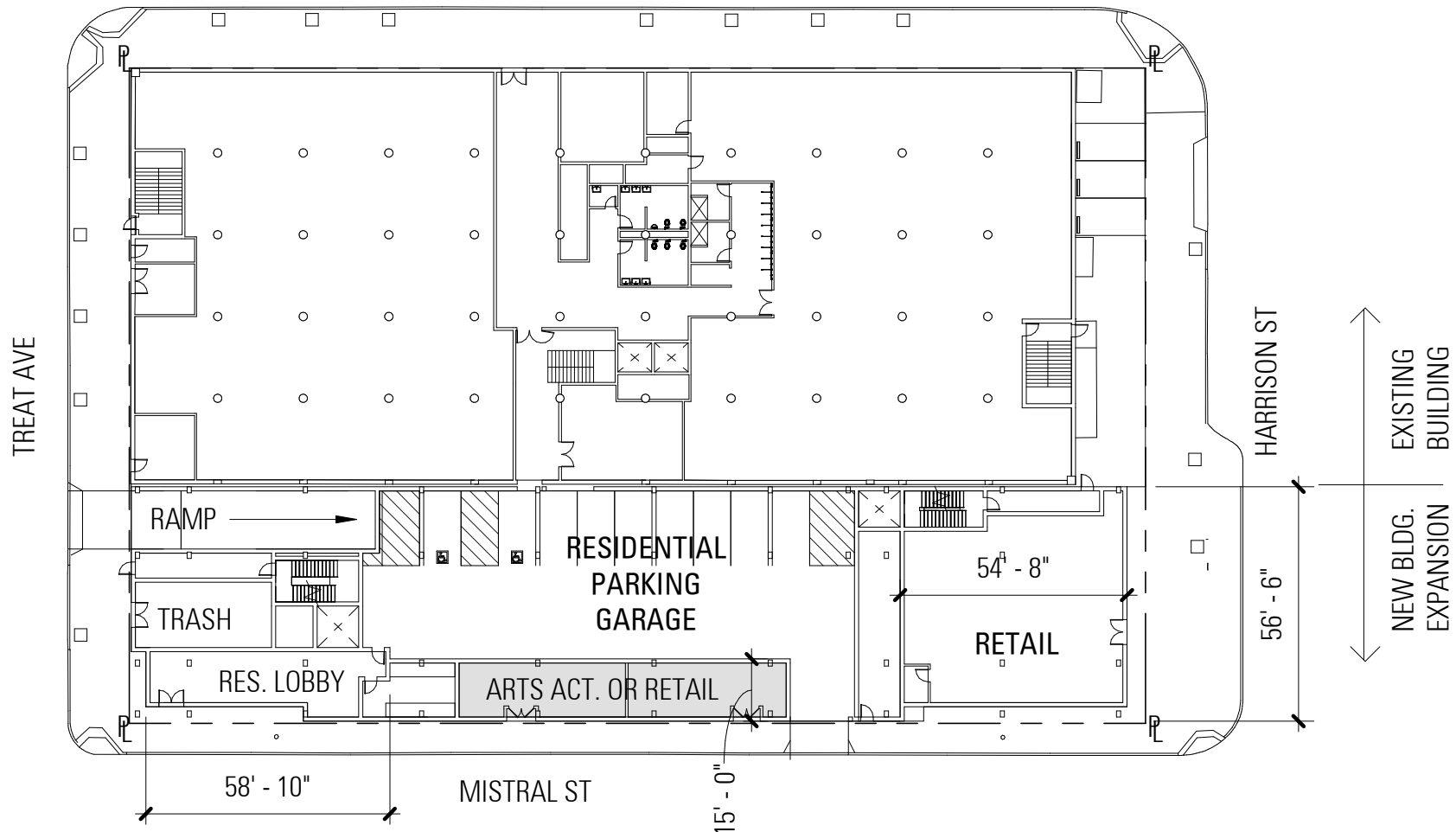


CONCESSION REQUEST 3: ACTIVE USES REQUIRED

REQUIRED: SECTION 145.1(c)(3)
ACTIVE USES ON GROUND FLOOR SHALL BE PROVIDED WITHIN 25 FEET OF BUILDING DEPTH ON THE GROUND FLOOR

PROVIDED: >25' OF ACTIVE USE PROVIDED ON HARRISON ST AND TREAT AVE. 15' OF ACTIVE USE PROVIDED ALONG MISTRAL AVE

JUSTIFICATION: DUE TO CONSTRAINED SITE DEPTH IN THE NORTH SOUTH DIRECTION OF 56' - 6", THE MAXIMUM DEPTH AVAILABLE IN ORDER TO PROVIDE ACCESS FOR GROUND FLOOR PARKING BEHIND IS 15'-0".



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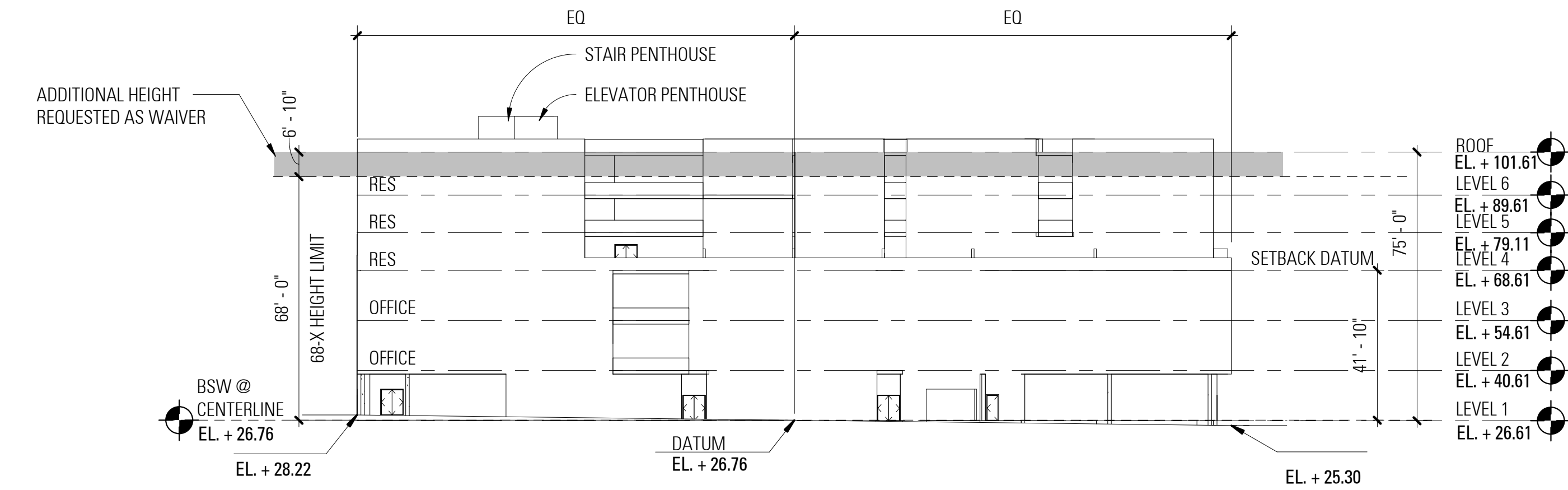
CONCESSION REQUESTS

WAIVER REQUEST 1: BUILDING HEIGHT

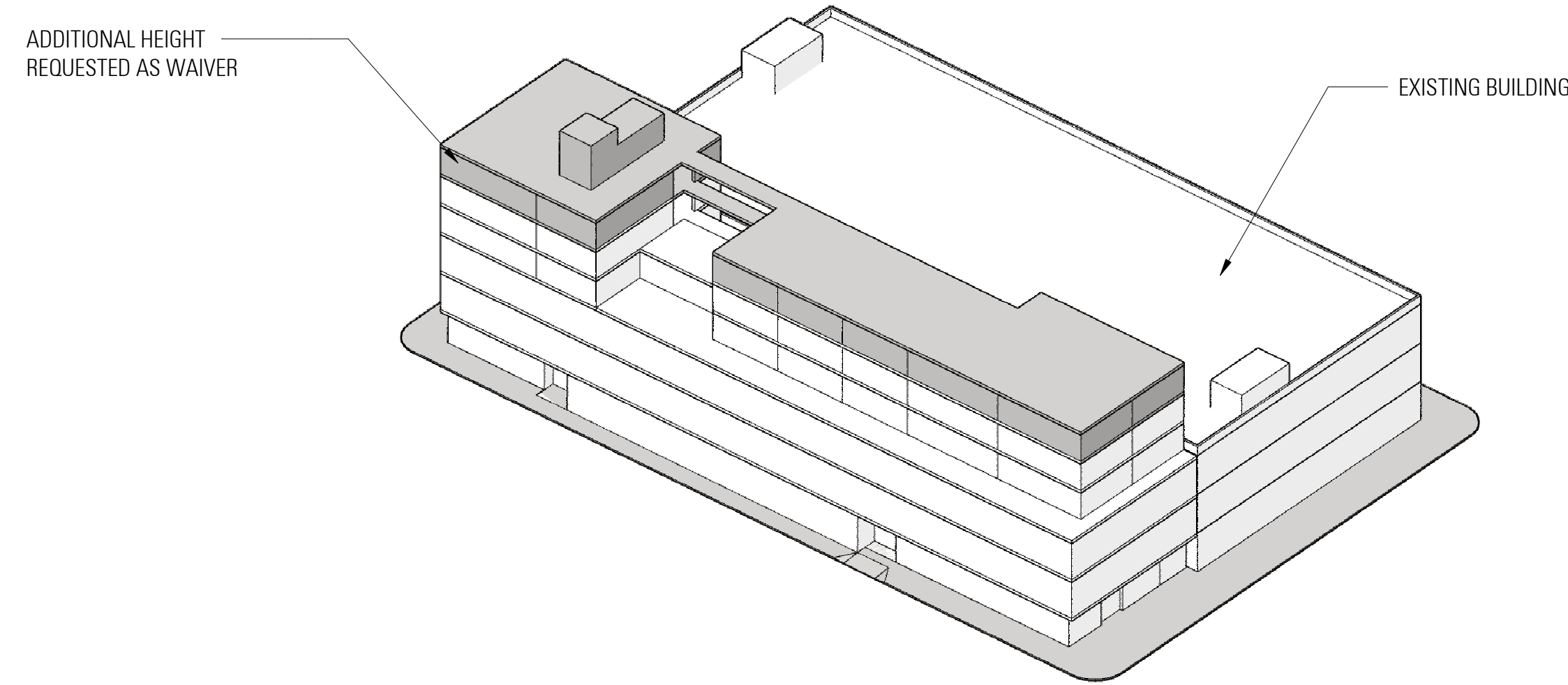
BUILDING HEIGHT COMPLIES WITH 68-X WITH ADDITION OF 1 STORY PER STATE BONUS DENSITY PROGRAM

WAIVER FOR BUILDING HEIGHT (SECTION 250). THE PROPERTY IS ZONED 68-X. THE PROPOSED NEW CONSTRUCTION ON THE PARKING LOT PORTION IS DESIGNED TO MATCH THE EXISTING 2ND AND 3RD FLOORS, AND THUS BY EXTENDING THE EXISTING OFFICE FLOORS, THE PROJECT IS RESTRICTED BY THE EXISTING BUILDING HEIGHT OF 42'. WITH A 68' HEIGHT LIMIT, UP TO FIVE STORIES CAN BE CONSTRUCTED ON THE PARKING LOT PORTION, IN LIGHT OF THE EXISTING BUILDING HEIGHT. UNDER SECTION 206.5(C)(5), A WAIVER OF THE APPLICABLE HEIGHT RESTRICTIONS MUST BE GRANTED IF THE APPLICABLE HEIGHT LIMITATION WILL HAVE THE EFFECT OF "PHYSICALLY PRECLUDING THE CONSTRUCTION OF A HOUSING PROJECT AT THE DENSITIES OR WITH THE CONCESSIONS OR INCENTIVES PERMITTED." PROJECTS MAY RECEIVE A HEIGHT BONUS AS OF RIGHT OF UP TO TWENTY FEET OR TWO STORIES, EXCLUDING EXCEPTIONS PERMITTED UNDER SECTION 260(B).

IN ORDER TO ACHIEVE THE RESTRICTED AFFORDABLE UNITS AND TO CONSTRUCT THE PROJECT WITH THE PROPOSED NUMBER OF OVERALL UNITS, THE PROJECT PROPOSES A TOTAL HEIGHT OF 74'10", WHICH IS 6'10" OVER THE NORMALLY APPLICABLE HEIGHT LIMIT. WITHOUT THE INCREASE IN HEIGHT, THE PROJECT WILL BE PHYSICALLY PRECLUDED FROM CONSTRUCTING THE PROPOSED 8 UNITS AT THE 6TH FLOOR, THUS ALSO PREVENTING THE PROJECT FROM ACHIEVING THE PROPOSED NUMBER OF RESTRICTED AFFORDABLE UNITS.



3 HEIGHT DIAGRAM - MISTRAL STREET
G04 1" = 30'-0"

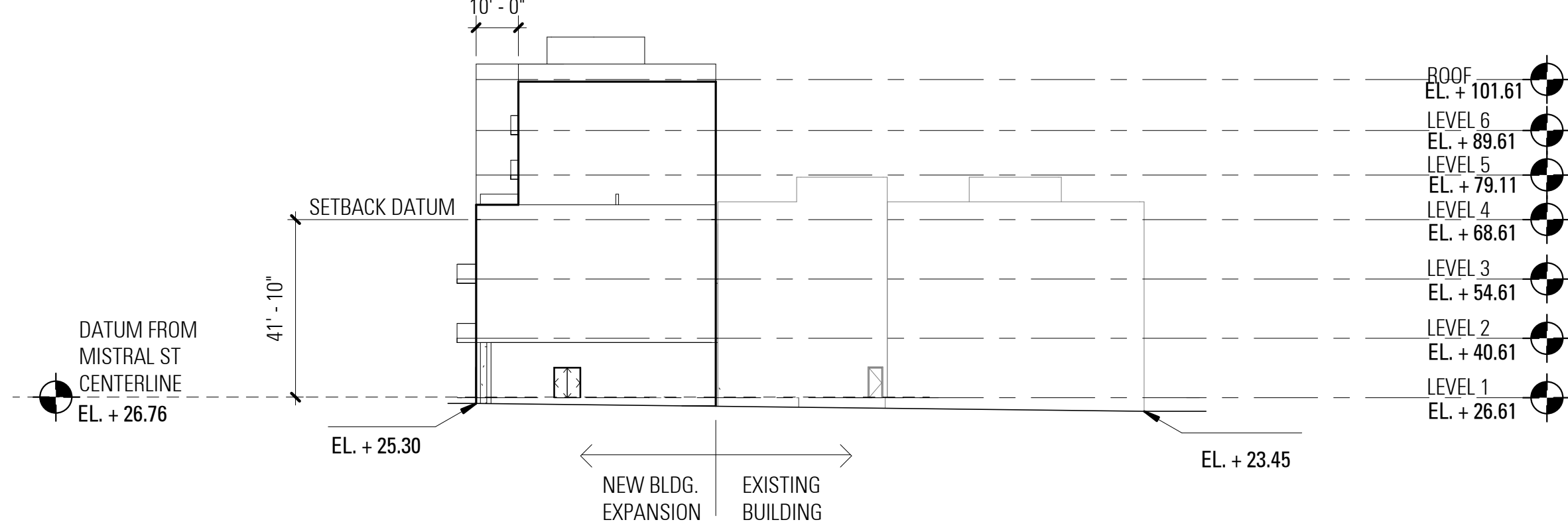


WAIVER REQUEST 2: NARROW STREET HEIGHT LIMIT

REQUIRED: SECTION 261.1(d)(1)
SUBJECT FRONTAGES SHALL HAVE UPPER STORIES SET BACK AT LEAST 10' FROM PROPERTY LINE EQUIVALENT TO 1.25x WIDTH OF ABUTTING STREET
MISTRAL STREET IS 30' WIDE. 30'x1.25 =40'

PROVIDED: 10' SETBACK AT 41'-10" HEIGHT (INSTEAD OF AT 40' HEIGHT)

JUSTIFICATION: TO RETAIN ALIGNMENT OF LEVEL 2 & 3 OF EXISTING BUILDING WITH LEVEL 2 & 3 OF NEW BUILDING, 41'-10" IN HEIGHT IS PROVIDED, SETBACK IS PROVIDED AT LEVEL 4.



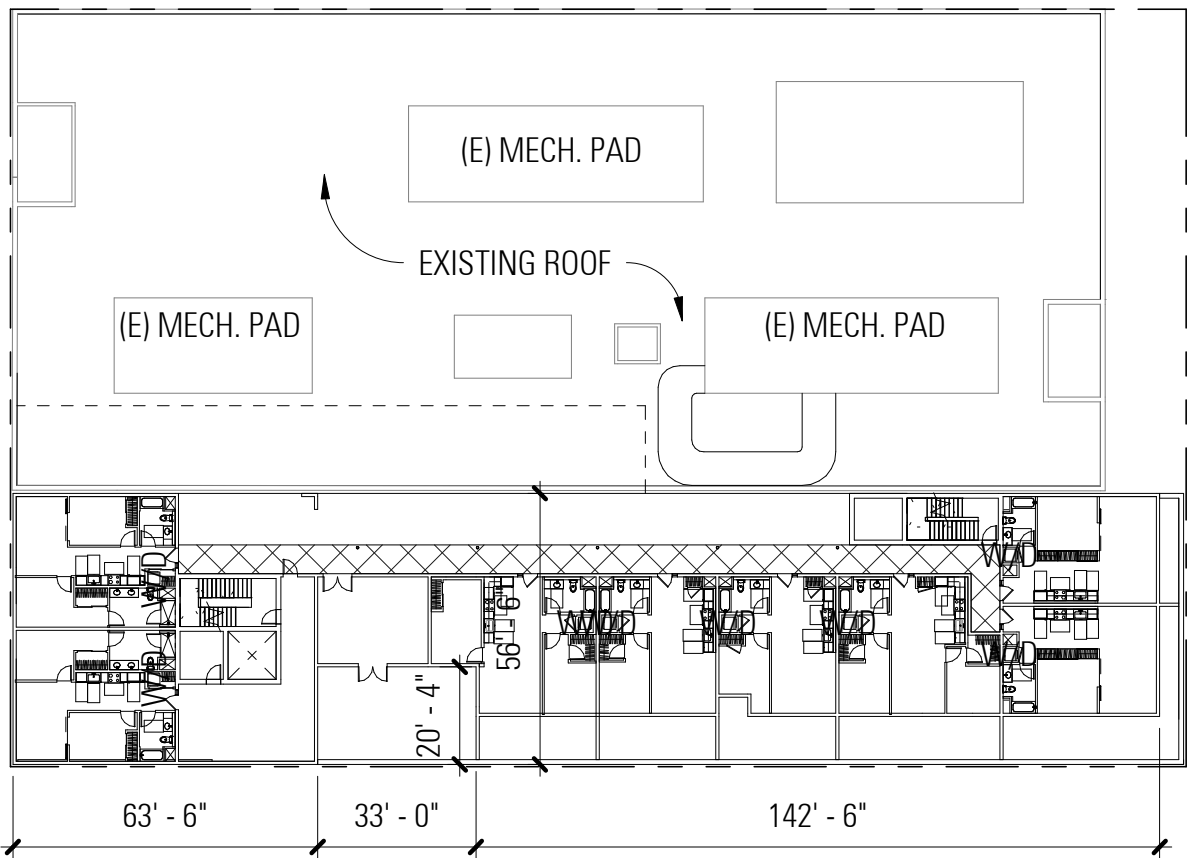
WAIVER REQUEST 3: MASS REDUCTION

REQUIRED: SECTION 270.1
BUILDING IN EASTERN NEIGHBORHOODS MIXED USE DISTRICTS THAT HAVE STREET OR ALLEY FRONTAGE GREATER THAN 200 FEET IN LENGTH MUST PROVIDE ONE OR MORE MASS REDUCTION BREAKS IN THE BUILDING THAT REDUCE THE HORIZONTAL SCALE OF THE BUILDING INTO DISCRETE SECTIONS NOT MORE THAN 200' IN LENGTH. SUCH MASS SHALL:

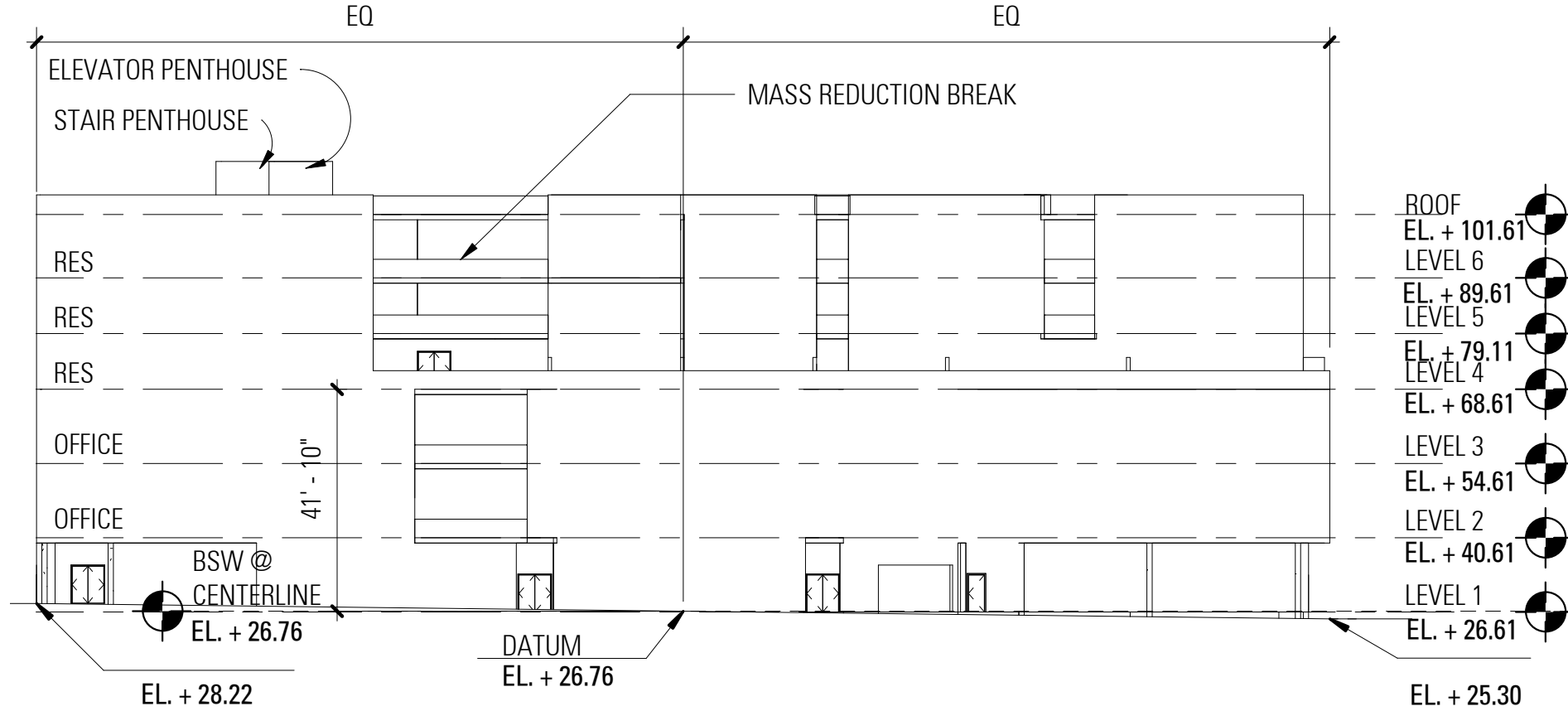
- (1) BE NOT LESS THAN 30 FEET IN WIDTH;
- (2) BE NOT LESS THAN 60 FEET IN DEPTH FROM THE STREET-FACING BUILDING FACADE;
- (3) EXTEND UP TO THE SKY FROM A LEVEL NOT HIGHER THAN 25 FEET ABOVE GRADE OR THE THIRD STORY, WHICHEVER IS LOWER
- (4) RESULT IN DISCRETE BUILDING SECTIONS WITH A MAXIMUM PLAN LENGTH ALONG THE STREET FRONTAGE NOT GREATER THAN 200 FEET.

PROVIDED: MASS REDUCTION BREAK AT LEVEL 4 THAT IS 33' WIDE, 20'4" DEEP, EXTENDING UP TO THE SKY. THE RESULTING BUILDING SECTIONS ARE 63'-6" WIDE AND 142'-6" WIDE.

JUSTIFICATION: THERE IS NOT ENOUGH DEPTH IN THE NEW CONSTRUCTION TO SATISFY THE 60' DEPTH FROM STREET-FACING FACADE WITHOUT CREATING EXTREME INEFFICIENCIES IN THE RESIDENTIAL FLOORS. ALTHOUGH MASS REDUCTION SETBACK IS AT LEVEL 4, LEVEL 2 AND 3 PROVIDE MASS REDUCTION THROUGH BALCONIES.



LEVEL 4
1" = 40'-0"



2300 HARRISON ST

SAN FRANCISCO, CA

WAIVER REQUESTS



4. VIEW FROM HARRISON ST LOOKING NORTH



2. VIEW FROM TREAT AVE LOOKING EAST



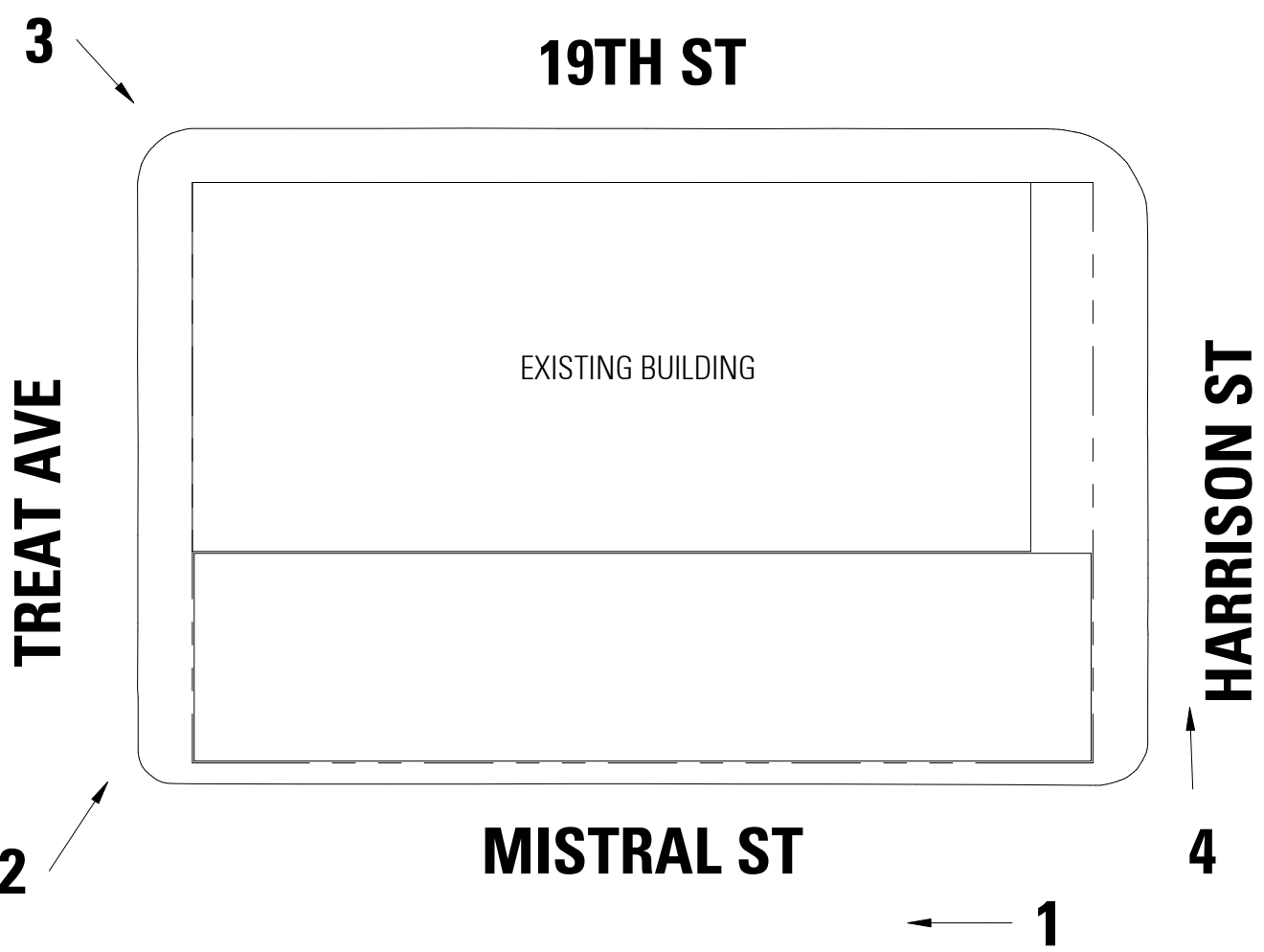
OVERHEAD VIEW



3. VIEW FROM THE CORNER OF TREAT AVE AND 19TH ST

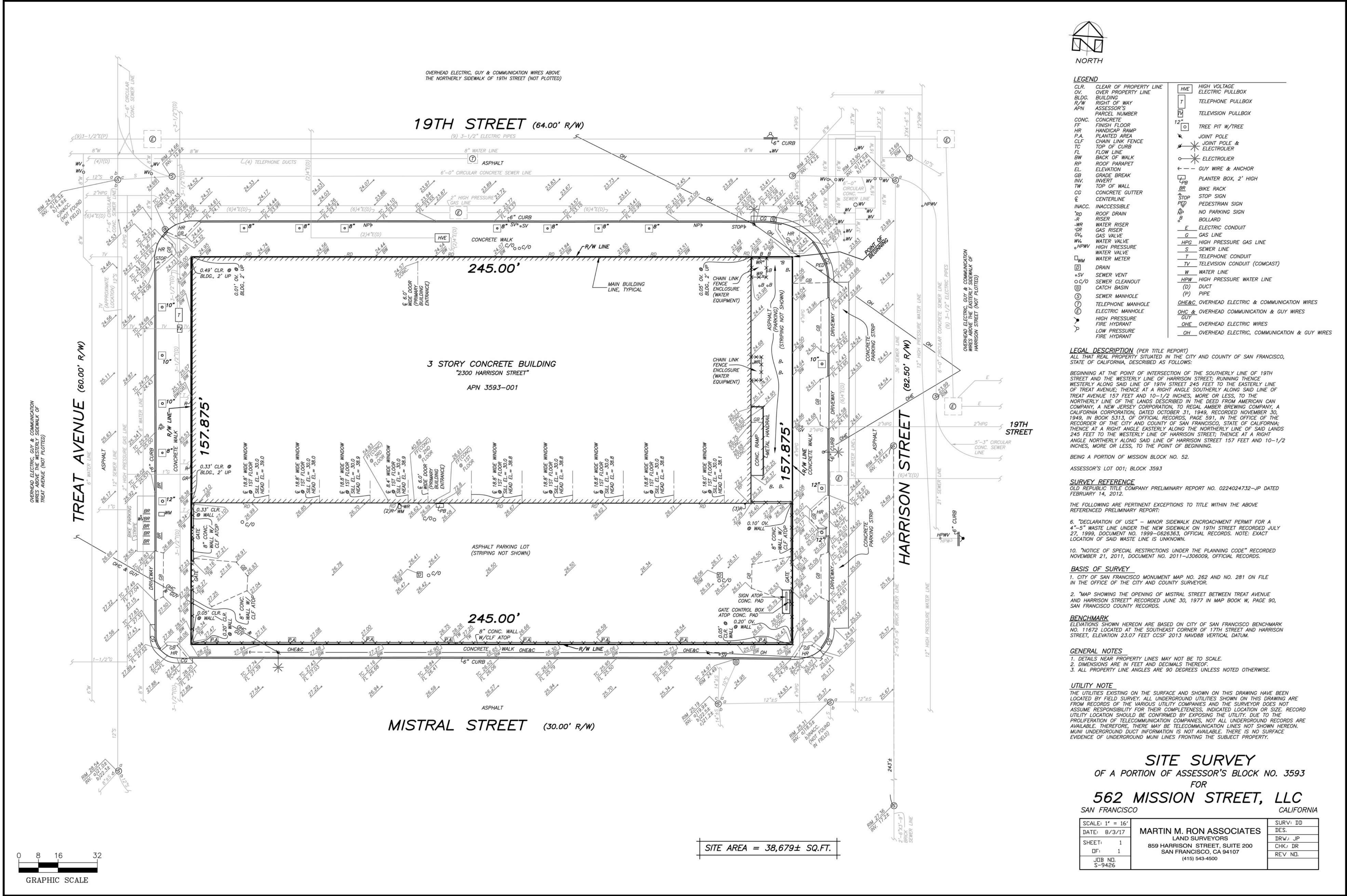


1. VIEW ALONG MISTRAL STREET



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CONTEXT PHOTOS



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SURVEY

BARarchitects

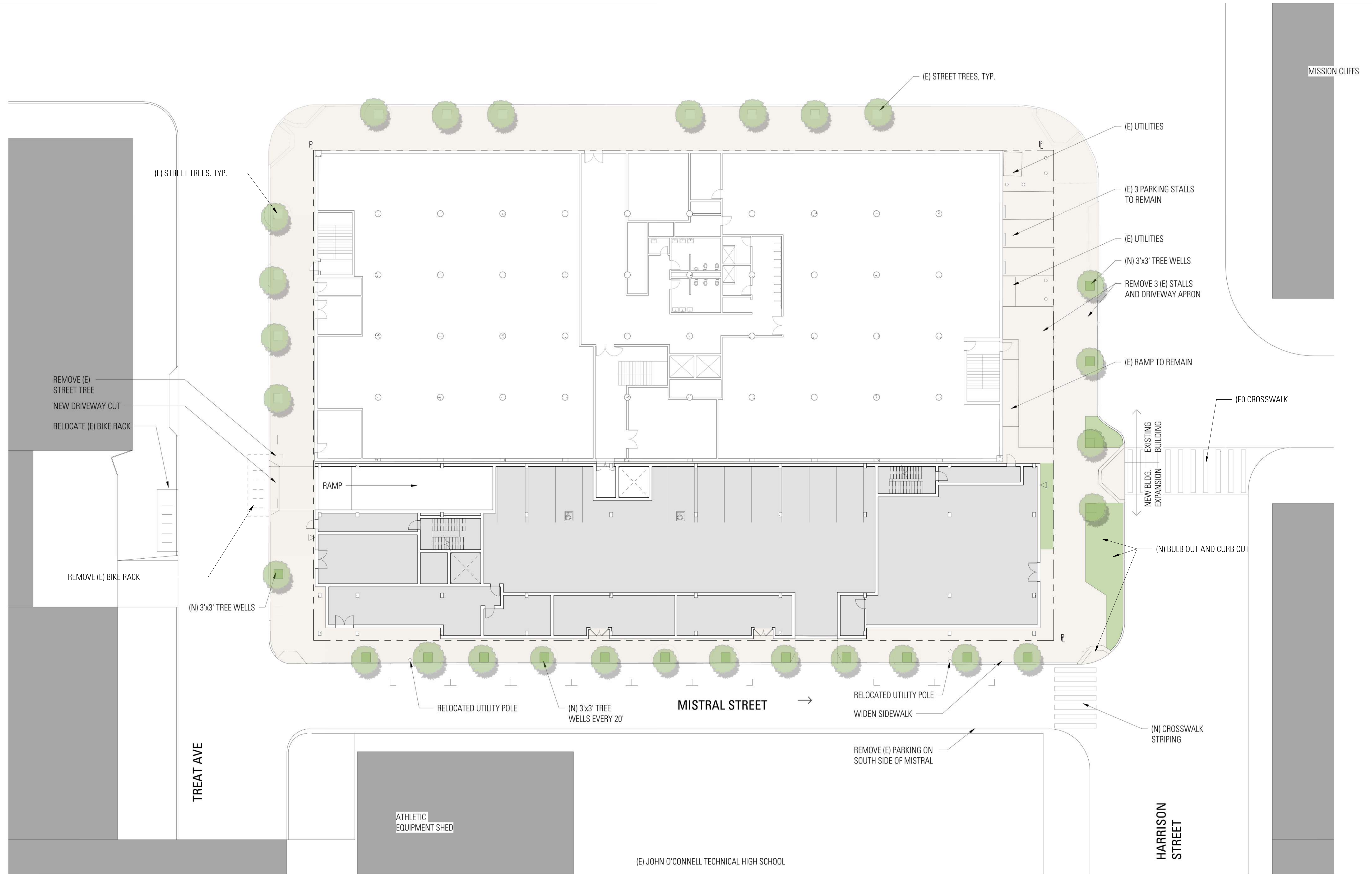
901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com

15068

08/22/19

NOT TO SCALE

G06



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DIAGRAMMATIC LANDSCAPE PLAN



2300 HARRISON ST

SAN FRANCISCO, CA

VIEW FROM HARRISON ST



2300 HARRISON ST

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VIEW FROM MISTRAL ST

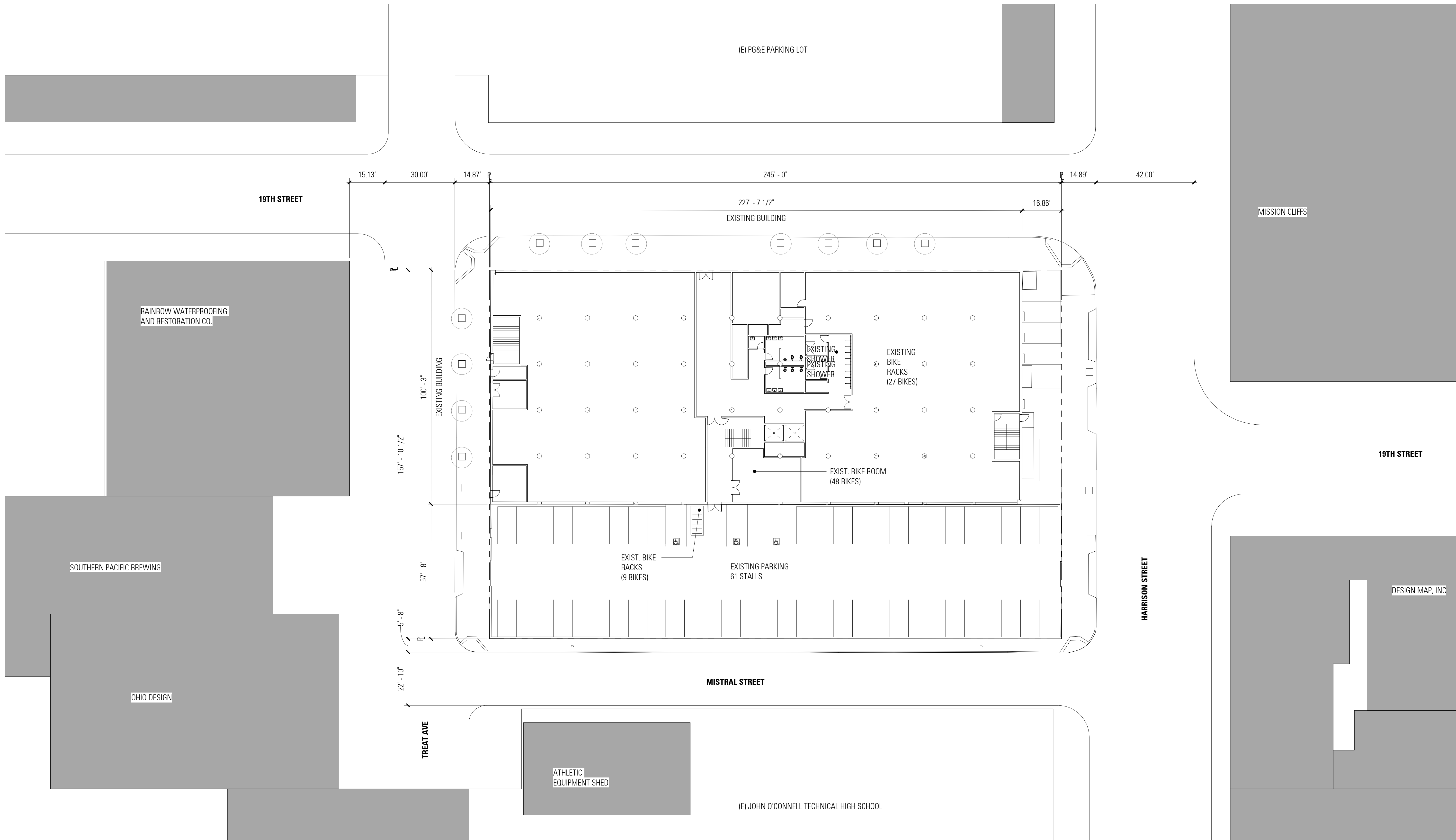
BARarchitects

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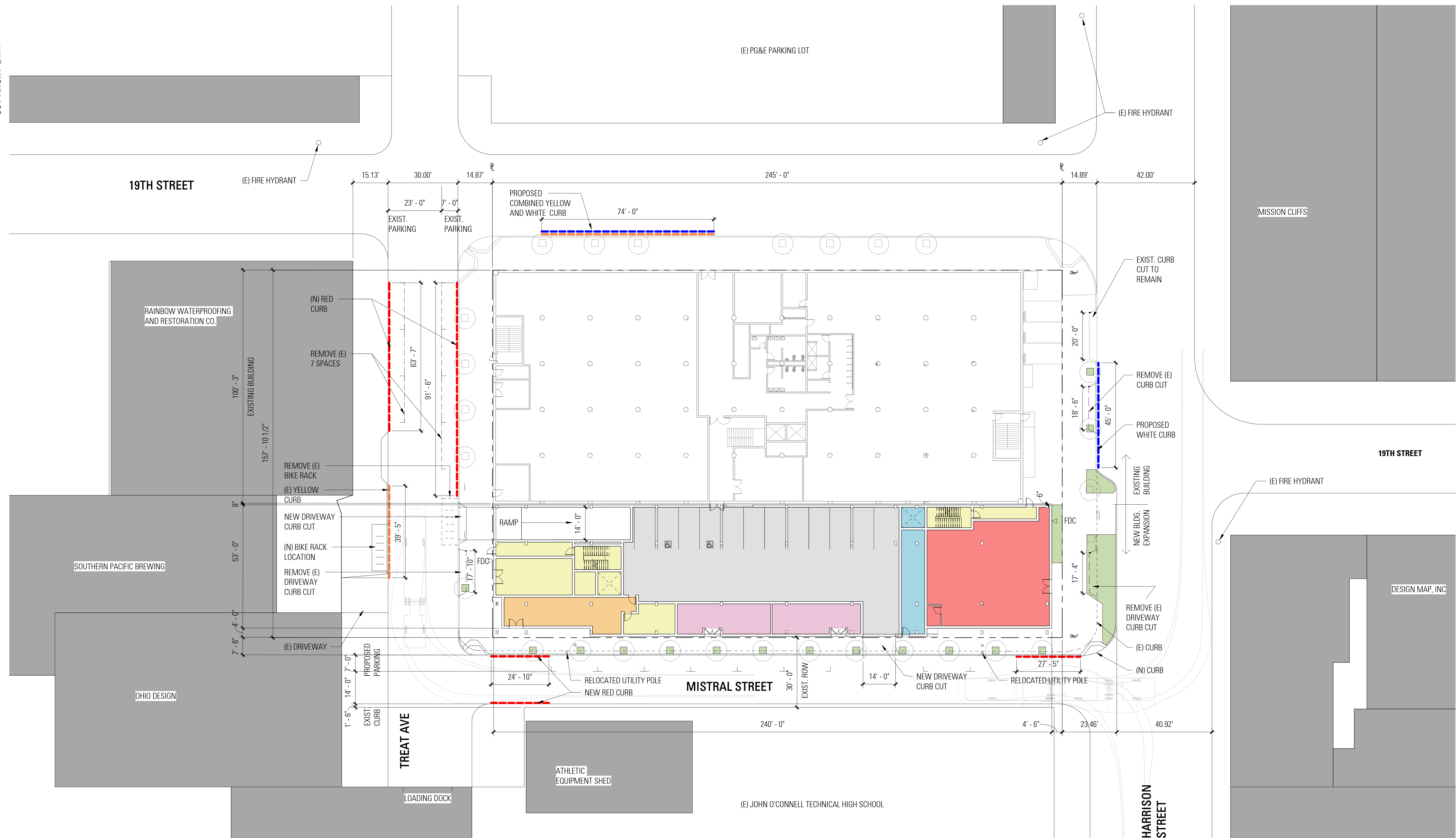
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A101



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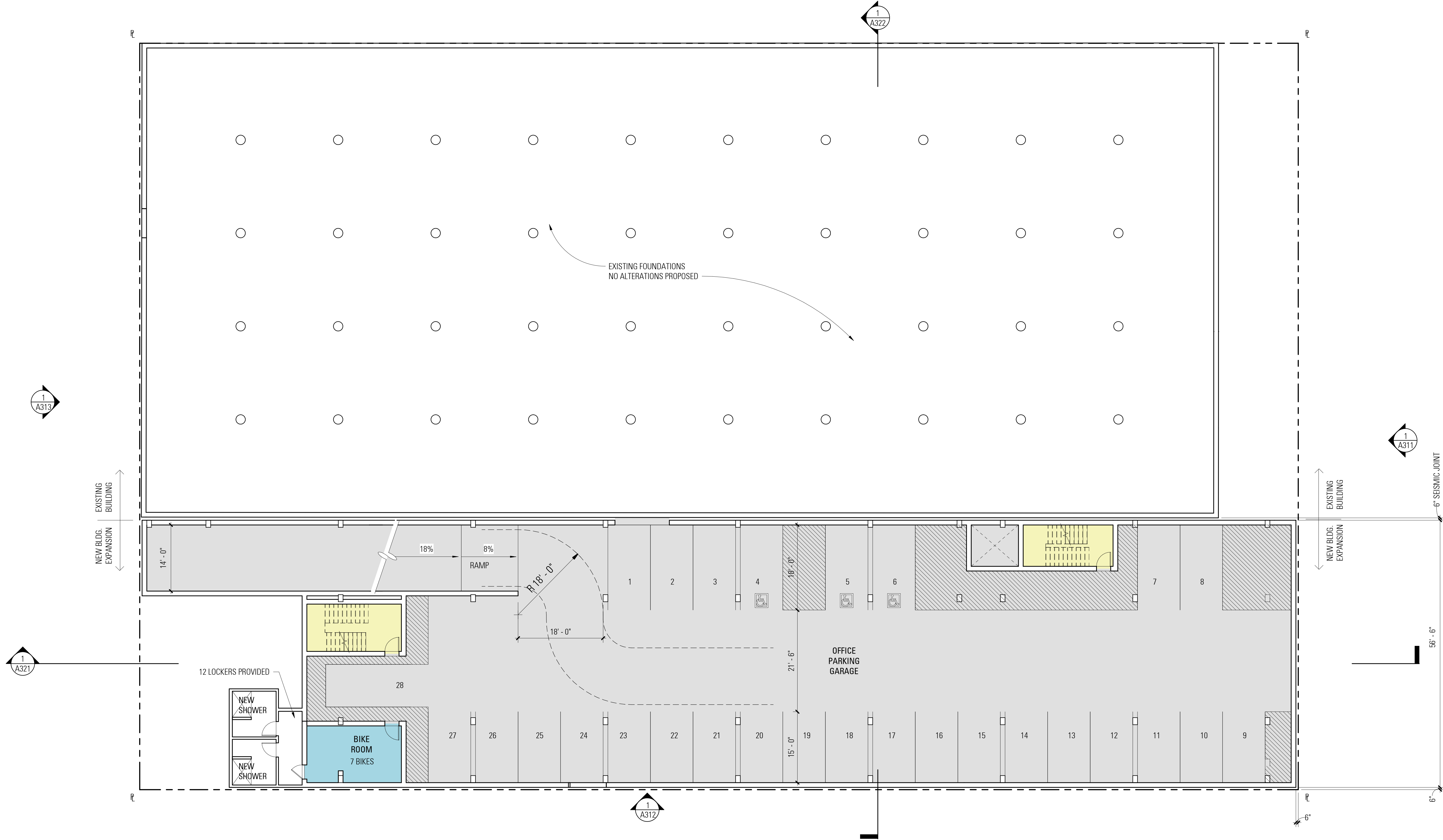
EXISTING SITE PLAN



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SITE PLAN

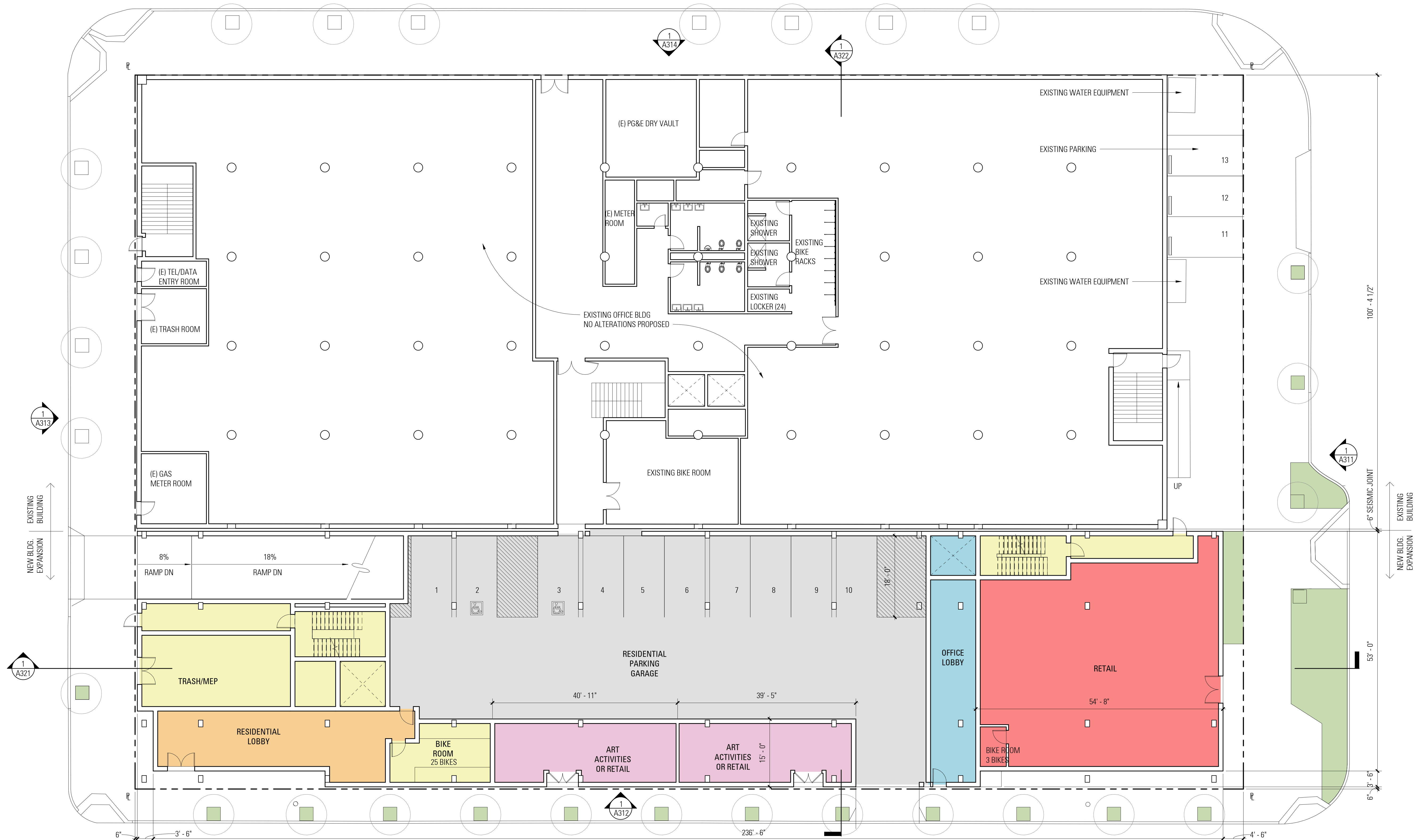




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PLAN BASEMENT LEVEL 1

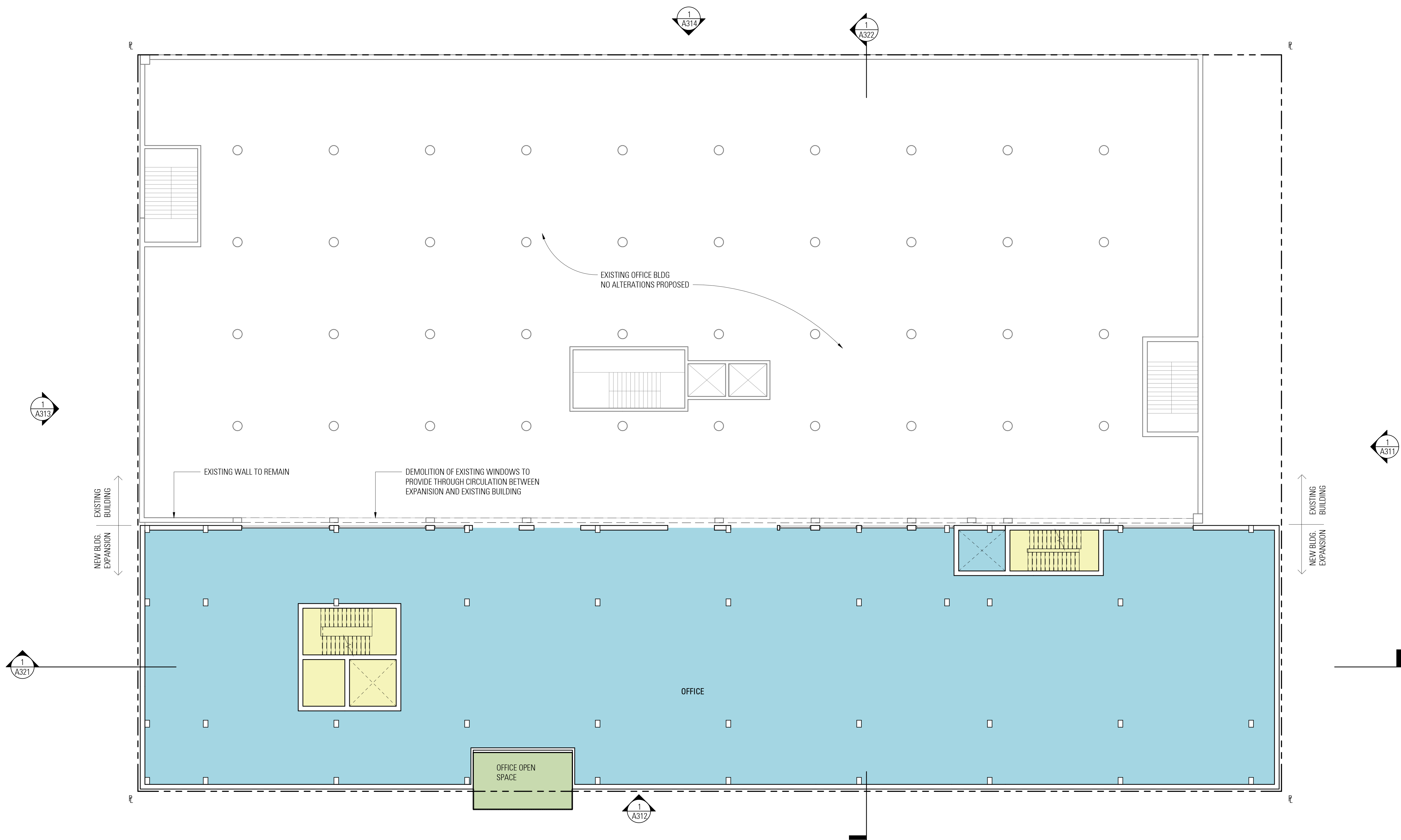


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PLAN LEVEL 1

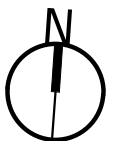


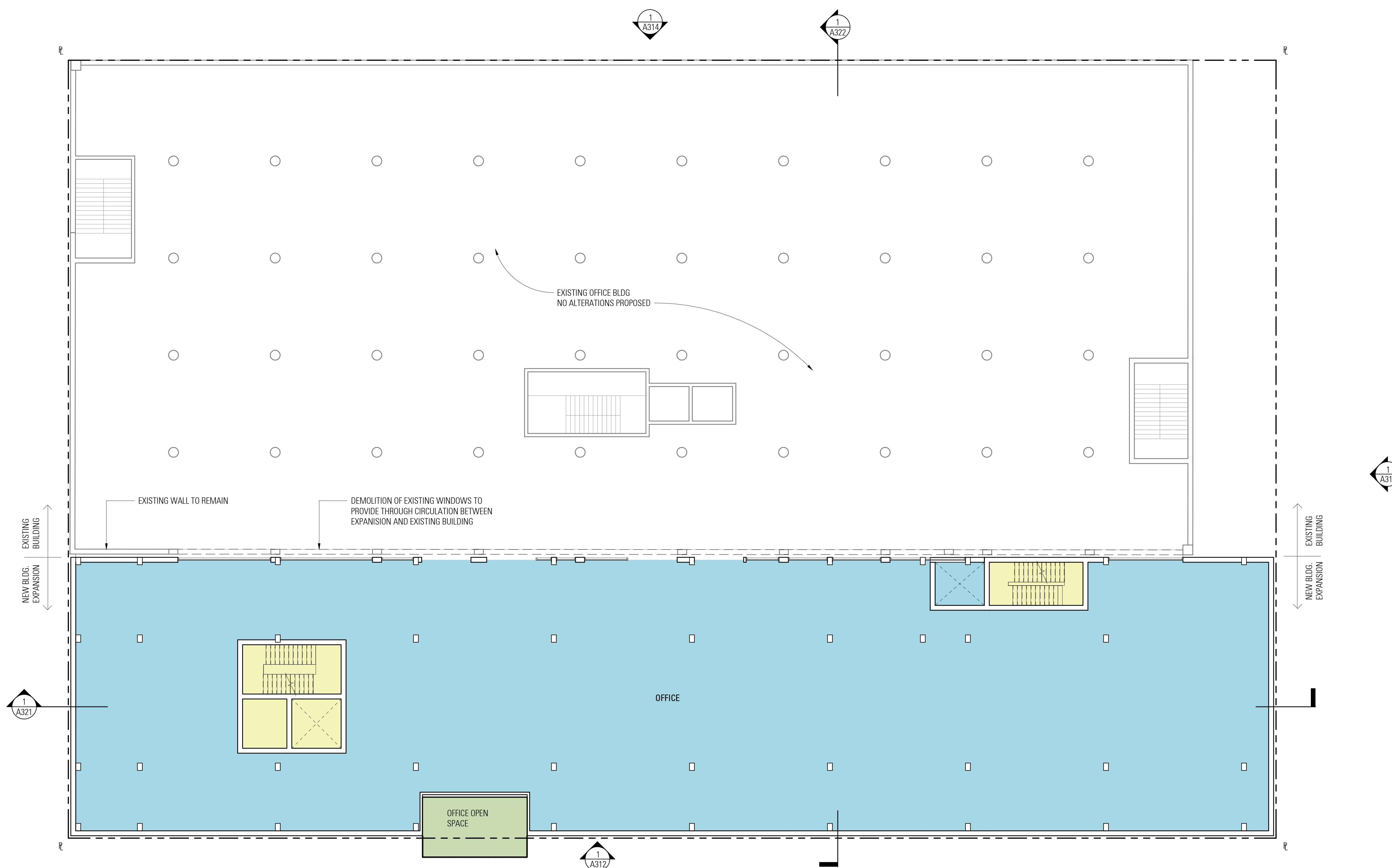


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PLAN LEVEL 2



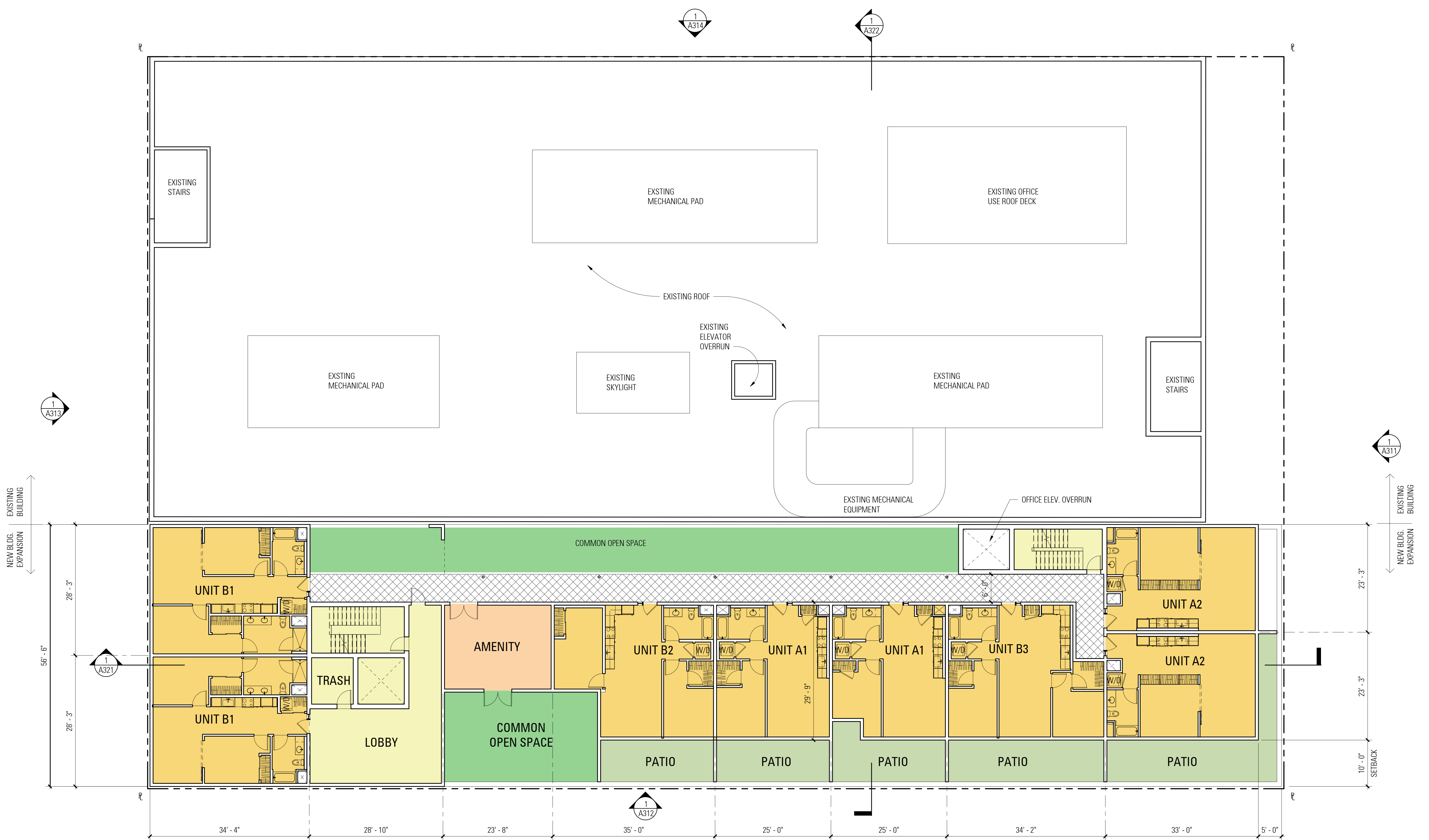


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PLAN LEVEL 3



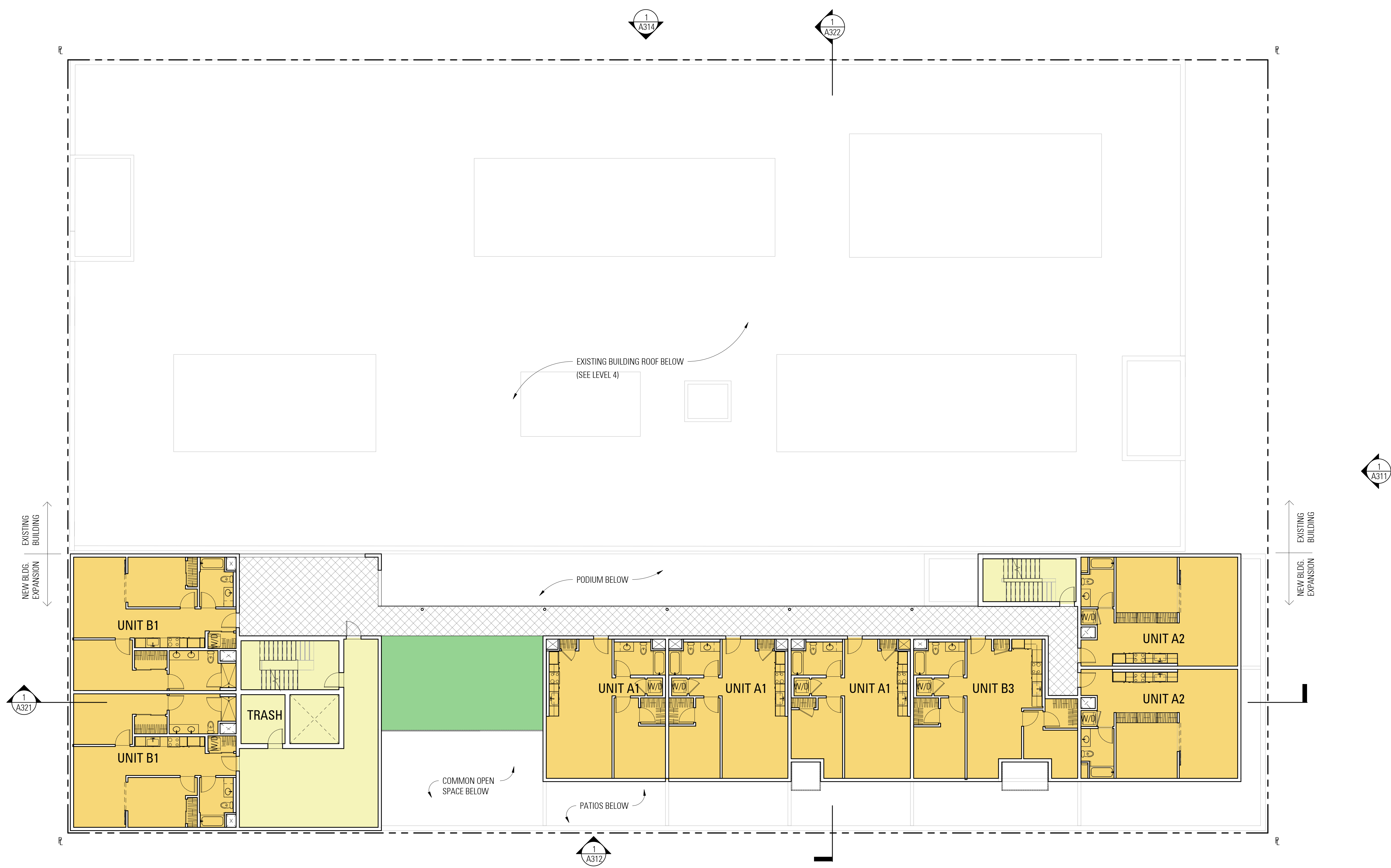


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PLAN LEVEL 4



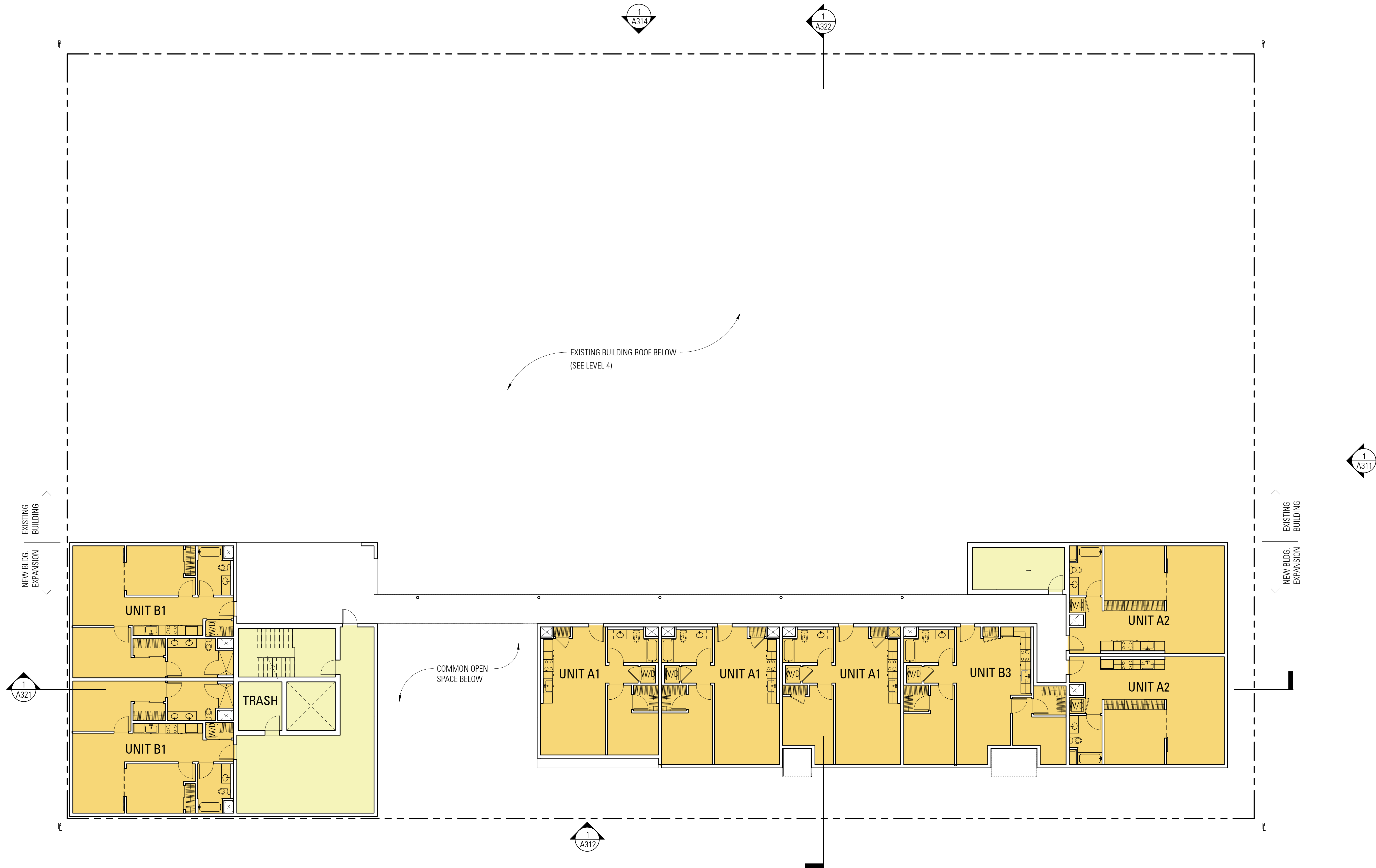


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PLAN LEVEL 5

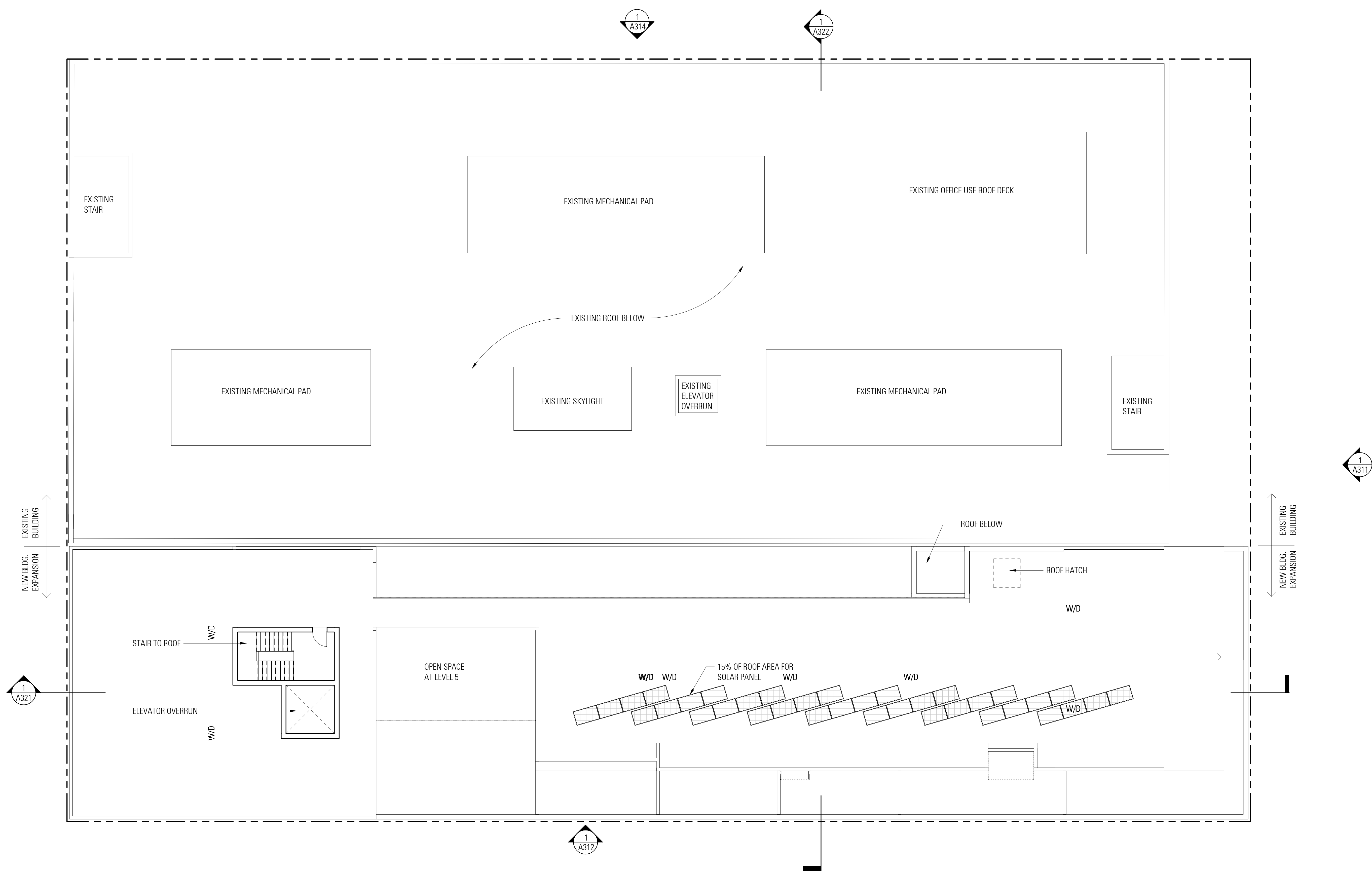




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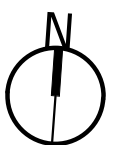
PLAN LEVEL 6

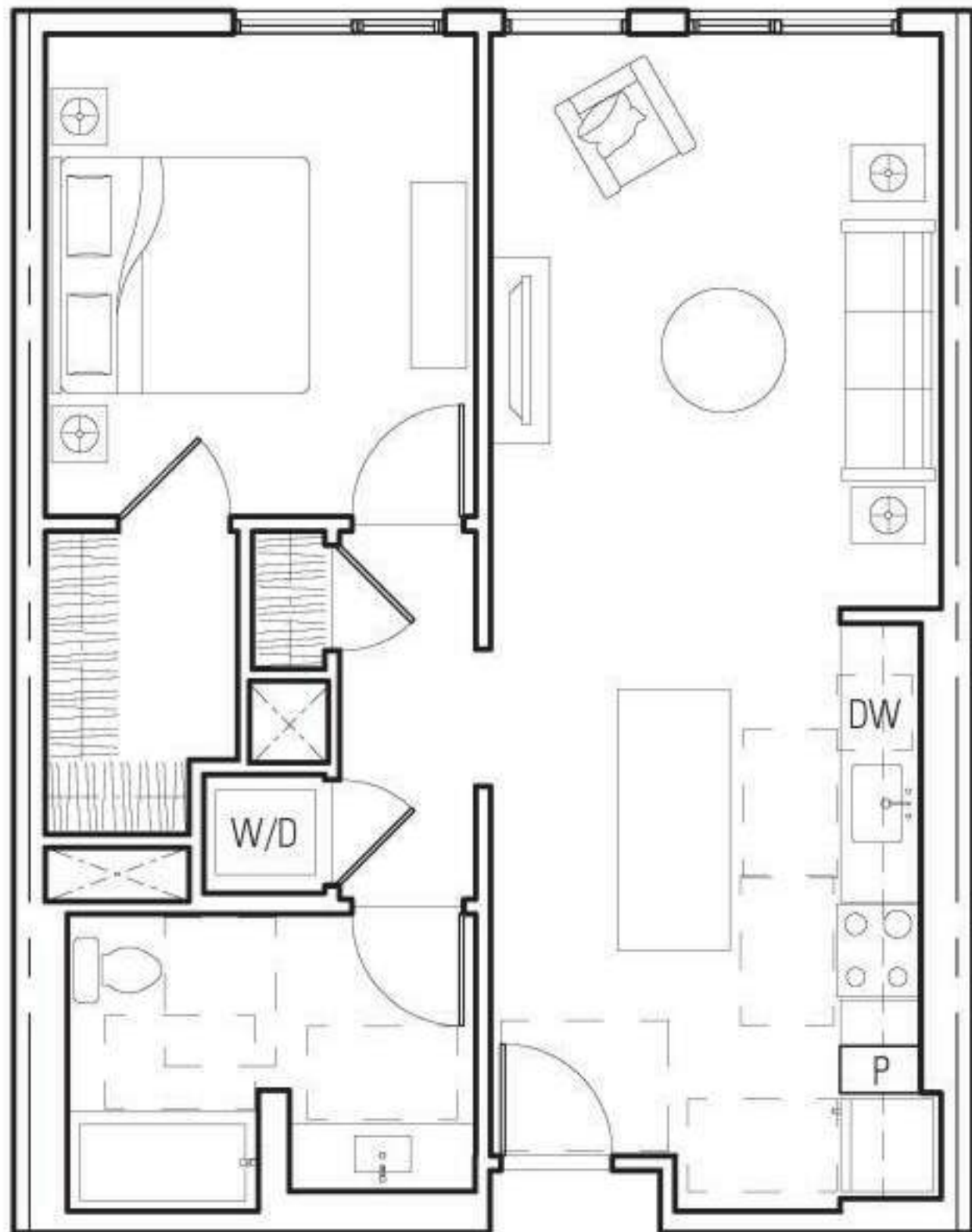


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ROOF PLAN



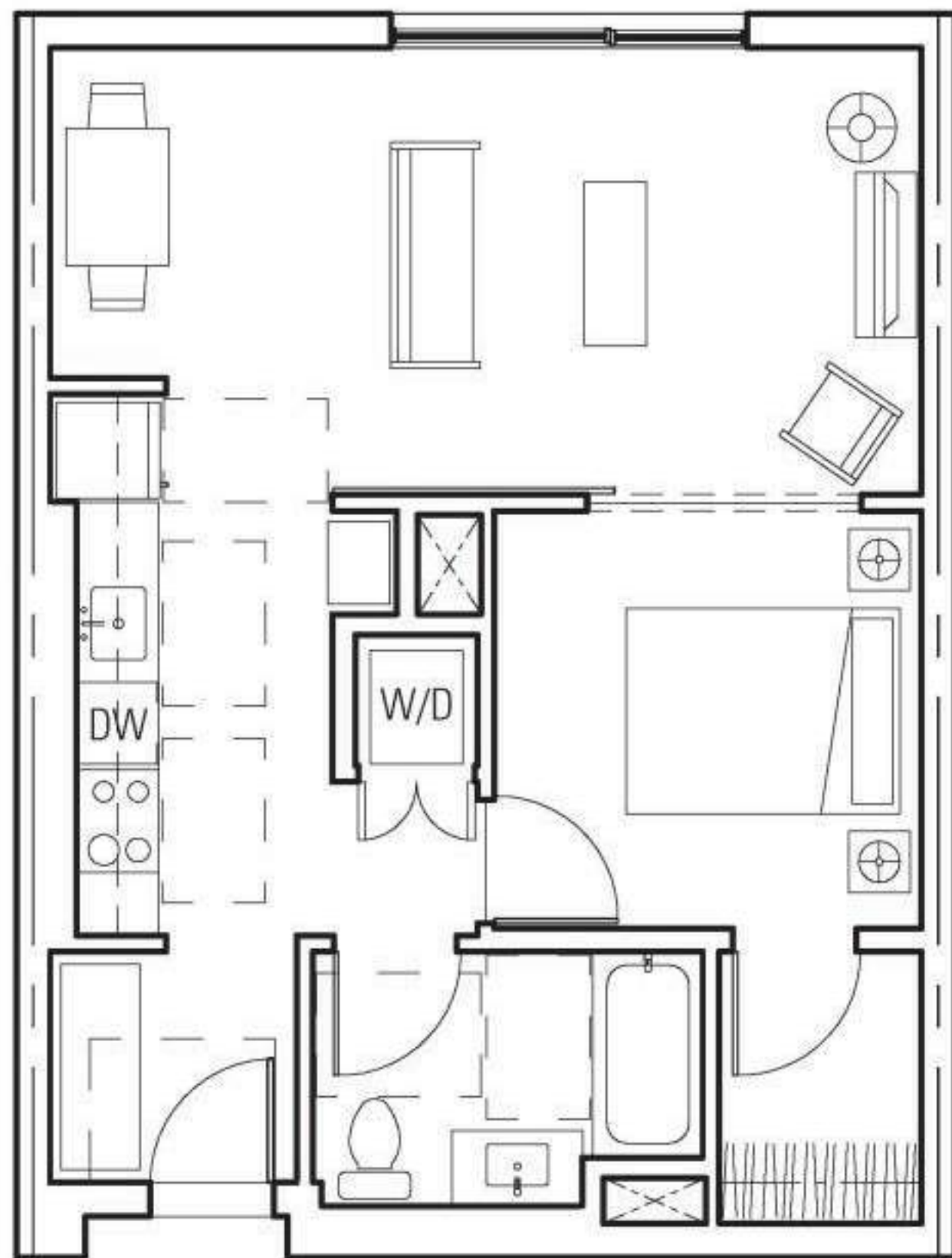


1 BED, 1 BATH

ALCHEMY BY ALTA
San Francisco, CA

810 GSF
710 NSF

- "TRADITIONAL" 1 BEDROOM
- PRIVATIZED BATHROOM ACCESS



JR 1 BED, 1 BATH

ONE HENRY ADAMS
San Francisco, CA

660 GSF
580 NSF

- "NESTED" BED ALCOVE WITH CLOSET
- MAXIMIZES POTENTIAL FOR LIGHT IN LIVING AREA
- DIRECT BATHROOM ACCESS
- LIVES LIKE A FULL 1 BR



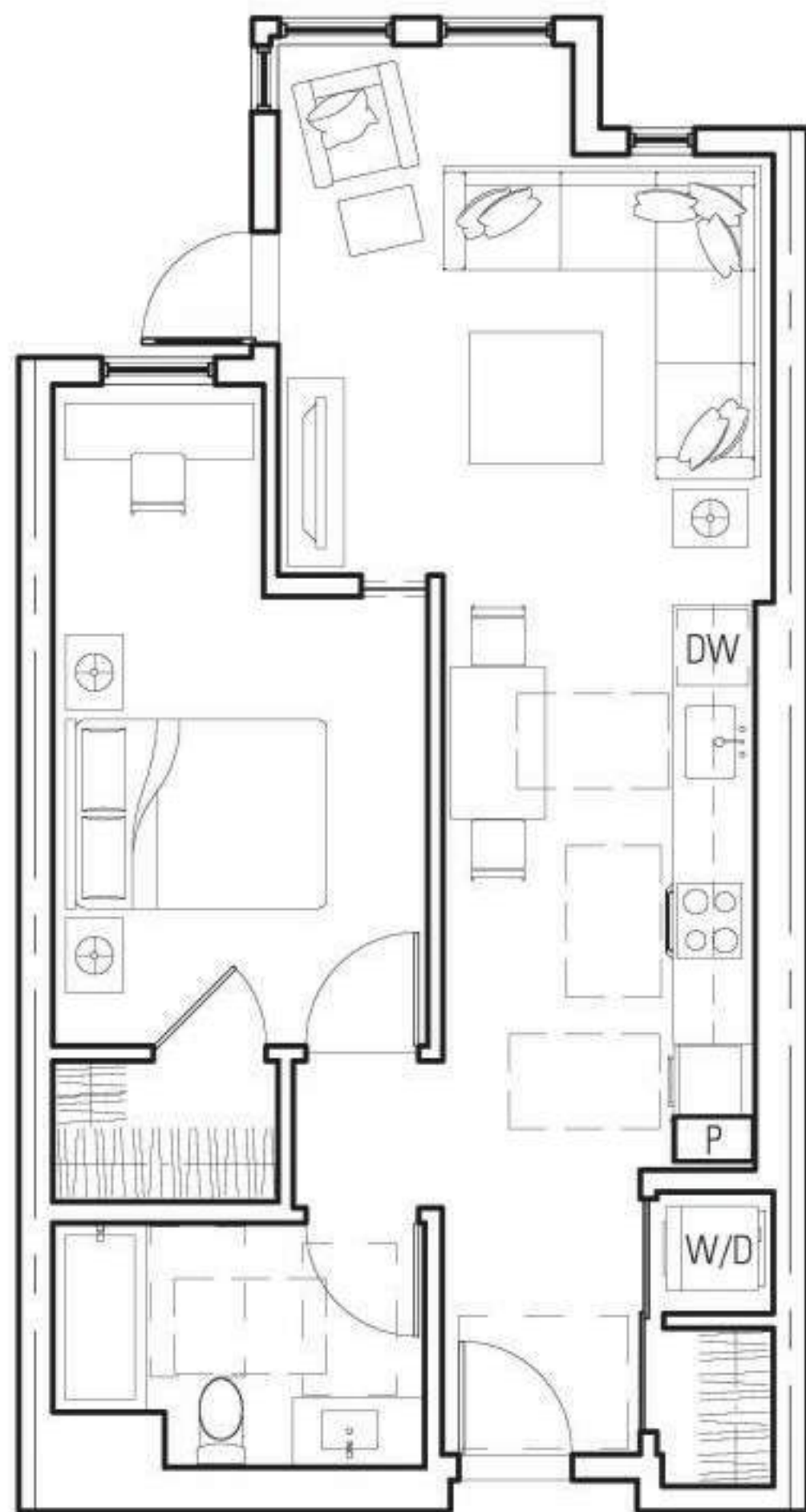
UNIT PLANS ON SHEETS A210 AND A211 ARE FROM OTHER RECENTLY BUILT MULTI-FAMILY DEVELOPMENTS IN SAN FRANCISCO, DESIGNED BY BAR ARCHITECTS. THEY ARE REPRESENTATIVE OF RESIDENTIAL UNITS SIMILAR IN LAYOUT TO THE UNIT DESIGNS IN THIS PROJECT.

2300 HARRISON ST

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RELEVANT UNIT PLANS



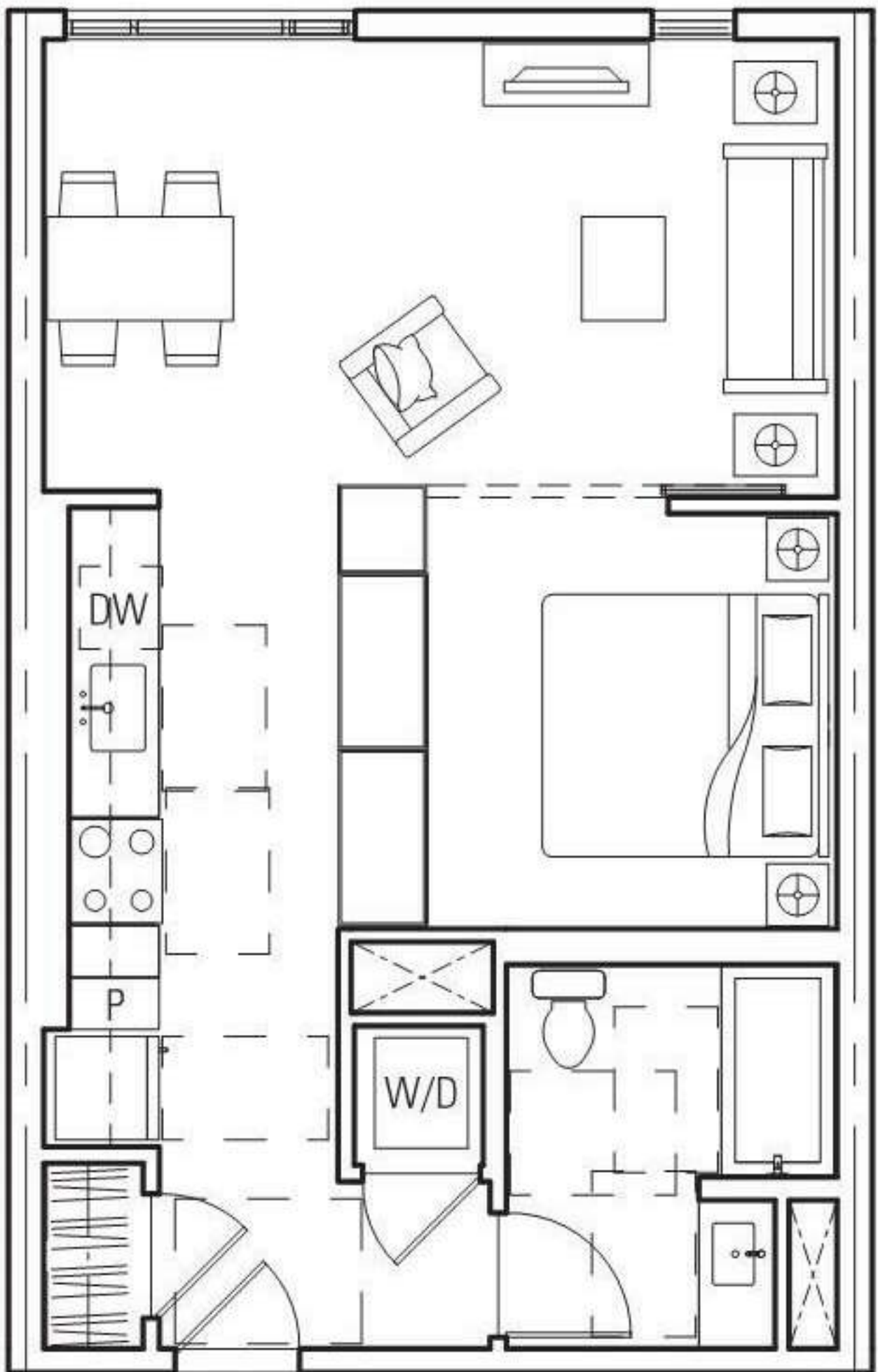


1 BED, 1 BATH

99 RAUSCH
San Francisco, CA

720 GSF
640 NSF

- “YING YANG” PLAN MAXIMIZES BUILDING EFFICIENCY
- UNIT MINIMIZED WIDTH
- BONUS ALCOVE IN BEDROOM
- BUILDING FACADE ARTICULATION



1 BED, 1 BATH

ALCHEMY BY ALTA
San Francisco, CA

660 GSF
580 NSF
2010 CBC
WITH SLEEPING ALCOVE



UNIT PLANS ON SHEETS A210 AND A211 ARE FROM OTHER RECENTLY BUILT MULTI-FAMILY DEVELOPMENTS IN SAN FRANCISCO, DESIGNED BY BAR ARCHITECTS. THEY ARE REPRESENTATIVE OF RESIDENTIAL UNITS SIMILAR IN LAYOUT TO THE UNIT DESIGNS IN THIS PROJECT.

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RELEVANT UNIT PLANS

BARarchitects

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15068

08/22/19



A211

- MATERIALS KEY**
- 1. METAL PANEL
 - 2. CEMENT PLASTER
 - 3. METAL CANOPY
 - 4. STOREFRONT WINDOW SYSTEM
 - 5. ALUMINUM WINDOW
 - 6. METAL BASE
 - 7. METAL GUARDRAIL
 - 8. METAL COLUMN
 - 9. MURAL AREAS



2300 HARRISON ST

SAN FRANCISCO, CA

EAST EXTERIOR ELEVATION

- MATERIALS KEY**
- 1. METAL PANEL
 - 2. CEMENT PLASTER
 - 3. METAL CANOPY
 - 4. STOREFRONT WINDOW SYSTEM
 - 5. ALUMINUM WINDOW
 - 6. METAL BASE
 - 7. METAL GUARDRAIL
 - 8. METAL COLUMN
 - 9. MURAL AREAS



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SOUTH EXTERIOR ELEVATION

- MATERIALS KEY**
- 1. METAL PANEL
 - 2. CEMENT PLASTER
 - 3. METAL CANOPY
 - 4. STOREFRONT WINDOW SYSTEM
 - 5. ALUMINUM WINDOW
 - 6. METAL BASE
 - 7. METAL GUARDRAIL
 - 8. METAL COLUMN
 - 9. MURAL AREAS



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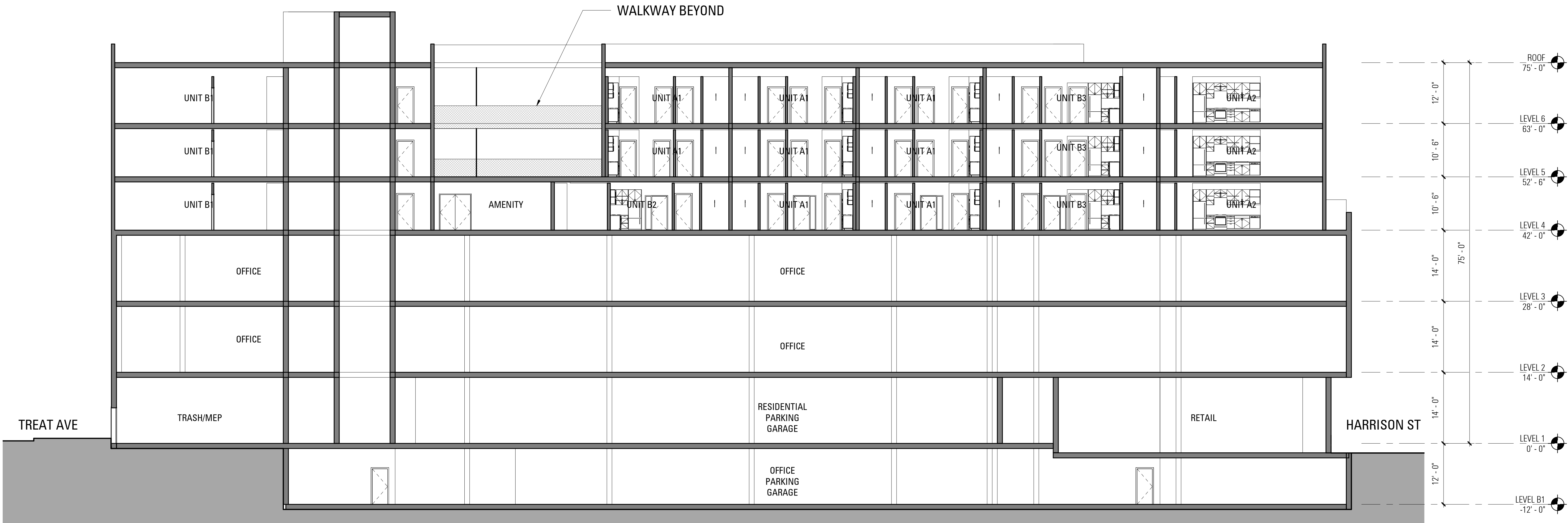
WEST EXTERIOR ELEVATION

- MATERIALS KEY**
- 1. METAL PANEL
 - 2. CEMENT PLASTER
 - 3. METAL CANOPY
 - 4. STOREFRONT WINDOW SYSTEM
 - 5. ALUMINUM WINDOW
 - 6. METAL BASE
 - 7. METAL GUARDRAIL
 - 8. METAL COLUMN
 - 9. MURAL AREAS



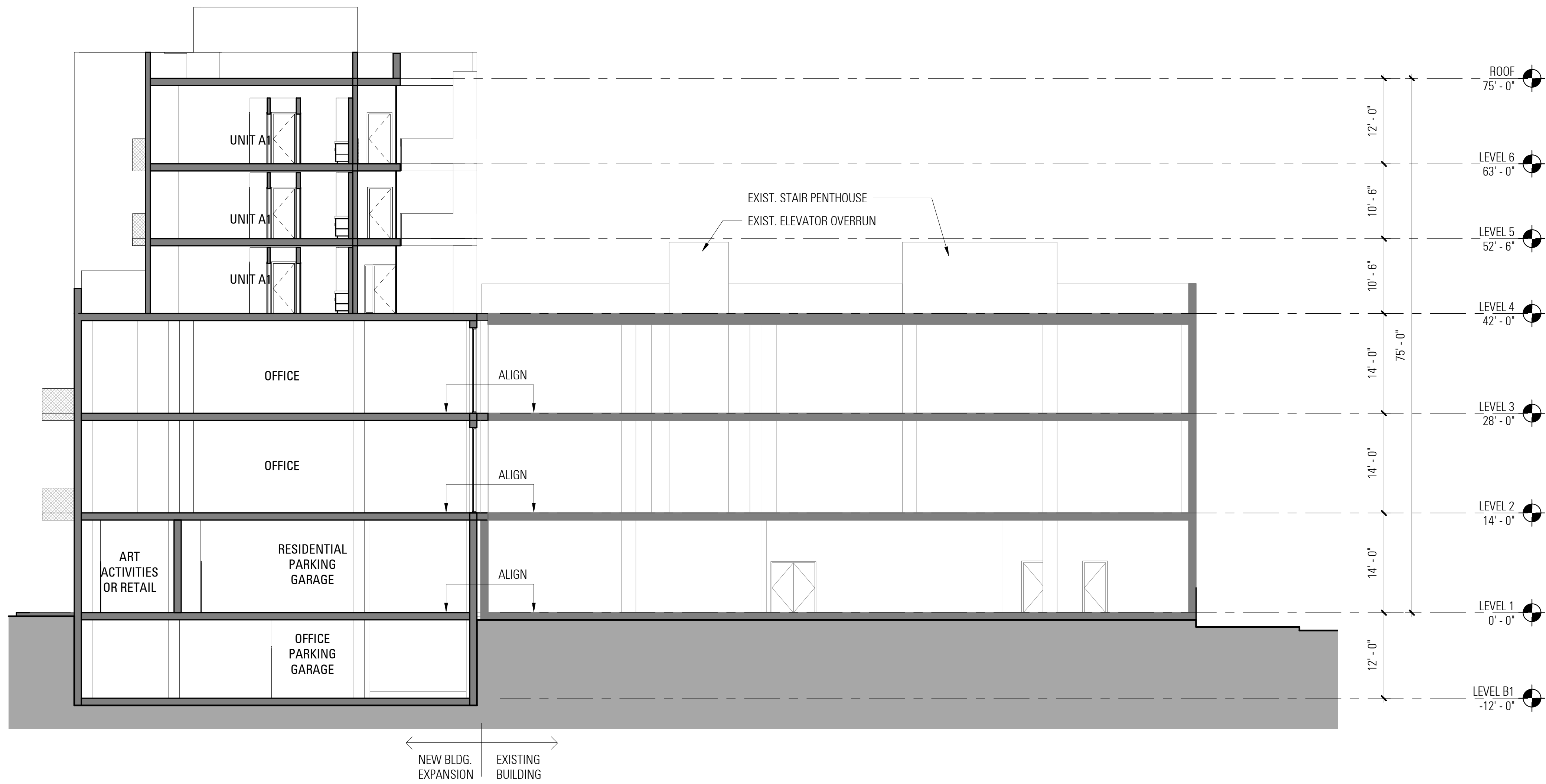
2300 HARRISON ST | SAN FRANCISCO, CA

NORTH EXTERIOR ELEVATION



1 LONGITUDINAL SECTION
A321 1" = 10'-0"

2300 HARRISON ST | SAN FRANCISCO, CA BUILDING SECTIONS



1 CROSS SECTION
A322 1" = 10'-0"

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BUILDING SECTIONS

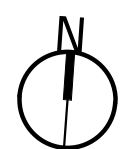
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15068

REV. 04/25/19
08/22/19

5 20
0 10
SCALE: 1" = 10'-0"



A322

2300 Harrison Project Benefits

- 1 additional on-site BMR unit at 120% AMI (plus 3 required BMR units at 50% 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, at \$2/sf (plus triple net, and annual CPI adjustments) for term of 10 years plus 2 x 5-year options.
- Funding for two murals along Mistral for up to \$15,000 total, 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.
- Commitment to have La Cocina as the tenant for the corner 2,300sf retail space. Project sponsor is willing to pay tenant improvements for the buildout of the retail space per La Cocina's specs up to \$488,000 (approximately \$200/sf), and to lease the space at \$1.27/sf (plus triple net, and annual CPI adjustments) for a term of 10 years, plus 2 x 5-year options.

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PROJECT BENEFITS



APPENDIX A



MISTRAL ST. ELEVATION - FROM LPA



MISTRAL ST. ELEVATION - REVISED
(REVISED 9/27/18 - PER PLANNING COMMENTS)

2300 HARRISON STREET | **PLANNING/COMMUNITY MEETINGS UPDATES**

March 12, 2019

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1

2300 HARRISON ST

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PLANNING/COMM MEETINGS UPDATES

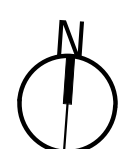
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NOT TO SCALE



A502

APPENDIX A



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)

MISTRAL ST. ELEVATION - REVISED
(REVISED 9/27/18 - PER PLANNING COMMENTS)

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 - REVISED
(REVISED 3/12/19 - PER USM COMMENTS)

2300 HARRISON STREET | PLANNING/COMMUNITY MEETINGS UPDATES

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APPENDIX A



ARTISAN SPACE - FROM LPA



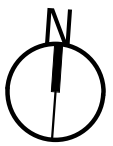
ARTISAN SPACE - PER PLANNING COMMENTS



ARTISAN SPACE - PER USM COMMENTS

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



APPENDIX A



RETAIL STOREFRONT - FROM LPA



RETAIL STOREFRONT - PER PLANNING COMMENTS



RETAIL STOREFRONT - PER USM COMMENTS



- 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.

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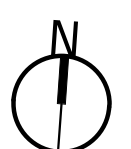
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A505

APPENDIX A



COMMERCIAL FACADE - FROM LPA



COMMERCIAL FACADE - PER PLANNING COMMENTS



COMMERCIAL FACADE - PER USM COMMENTS

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

2300 HARRISON STREET | PLANNING/COMMUNITY MEETINGS UPDATES

March 12, 2019

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PLANNING/COMM MEETINGS UPDATES

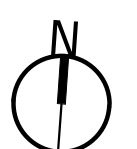
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A506

APPENDIX A



RESIDENTIAL FACADE - FROM LPA



RESIDENTIAL FACADE - PER PLANNING COMMENTS



RESIDENTIAL FACADE - PER USM COMMENTS

D. COMMENT:
CREATE MORE DEPTH ON RESIDENTIAL FACADE
RESPONSE:
ADDED BALCONIES AT RECESSED FACADES TO
CREATE MORE DEPTH AND RESIDENTIAL CHARACTER



APPENDIX A



AMENITY SPACE - FROM LPA



AMENITY SPACE - PER PLANNING COMMENTS



AMENITY SPACE - PER USM COMMENTS

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)

