

#### MEMO

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#### Memo to the Planning Commission

HEARING DATE: AUGUST 22, 2019 CONTINUED FROM APRIL 25, 2019, MAY 9, 2019 AND JULY 18, 2019

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**

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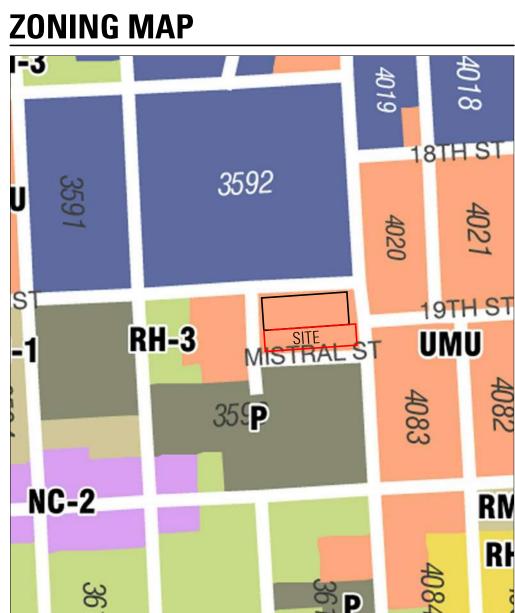
#### **SHEET INDEX**

	2/14/17 SUB /17/18 SUBN	/25/19 SUBN	/22/19 SUBN	ΝΟ	SHEET NAME
	₩ ₩	4	8	NU	
	• •		ullet	CS	COVER SHEET
	• •		ullet	G01	PROJECT DATA
	• •		ullet	G02	PLANNING CODE DIAGRAMS
			ullet	G03	CONCESSION REQUESTS
	• •	$\bullet$	ullet	G04	WAIVER REQUESTS
	• •		ullet	G05	CONTEXT PHOTOS
	• •		ullet	G06	SURVEY
	• •		ullet	L01	DIAGRAMMATIC LANDSCAPE PLAN
	• •		ullet	A100	VIEW FROM HARRISON ST
		$\bullet$	ullet	A101	VIEW FROM MISTRAL ST
	• •		ullet	A110	EXISTING SITE PLAN
	• •		ullet	A111	SITE PLAN
	• •		ullet	A200	PLAN BASEMENT LEVEL 1
	• •		ullet	A201	PLAN LEVEL 1
	• •		ullet	A202	PLAN LEVEL 2
	• •		ullet	A203	PLAN LEVEL 3
E Diamize E	• •		ullet	A204	PLAN LEVEL 4
	• •	lacksquare	ullet	A205	PLAN LEVEL 5
	• •	lacksquare	ullet	A206	PLAN LEVEL 6
	• •	lacksquare	ullet	A207	ROOF PLAN
			ullet	A210	RELEVANT UNIT PLANS
			ullet	A211	RELEVANT UNIT PLANS
191 100000 2 4 3 - 4 T 7	• •	lacksquare	ullet	A311	EAST EXTERIOR ELEVATION
	• •		ullet	A312	SOUTH EXTERIOR ELEVATION
	• •		ullet	A313	WEST EXTERIOR ELEVATION
	• •		ullet	A314	NORTH EXTERIOR ELEVATION
	• •	lacksquare	ullet	A321	BUILDING SECTIONS
	• •	lacksquare	ullet	A322	BUILDING SECTIONS
			ullet	A501	PROJECT BENEFITS
			ullet	A502	PLANNING/COMM MEETINGS UPDATES
			ullet	A503	PLANNING/COMM MEETINGS UPDATES
			ullet	A504	PLANNING/COMM MEETINGS UPDATES
			ullet	A505	PLANNING/COMM MEETINGS UPDATES
				A506	PLANNING/COMM MEETINGS UPDATES
				A507	PLANNING/COMM MEETINGS UPDATES
				A508	PLANNING/COMM MEETINGS UPDATES
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## EXHIBIT B **2300 HARRISON ST** SAN FRANCISCO, CA

# **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.



#### PLANNING DEPT. CASE NO. : 2016-010589 LPA/OFA FOR PLANNING COMMISION HEARING ON 8/22/2019

15068

#### LARGE PROJECT AUTHORIZATION AND OFFICE ALLOCATION

#### **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 SAN FRANCISCO, CA 94111 (415) 293-5700

RN Rł

#### LANDSCAPE

ARCHITECT:

VAN DORN ABED LANDSCAPE ARCHITECTS SHARI VAN DORN 81 14TH STREET SAN FRANCISCO, CA 94103 (415) 864-1921

# **COVER SHEET**

#### **AREA TABULATION**

#### **NEW BUILDING**

	UILDING									EVIJII	
LEVEL	RESIDENTIAL GSF	RES. AMENITY AND LOBBY	RES. CORE	RES. TOTAL GSF	RETAIL GSF	ART ACT. OR RETAIL	GARAGE GSF	OFFICE GSF	GRAND TOTAL GSF	LEVEL	OFFICE GSF
6	6,536	0	1,560	8,096	0	0	0	0	8,096	3	22,846
5	6,586	0	1,560	8,146	0	0	0	0	8,146	2	22,846
4	6,813	460	1,554	8,827	0	0	0	0	8,827	1	22,846
3	0	0	657	657	0	0	0	13,197	13,854		
2	0	0	657	657	0	0	0	13,197	13,854	TOTAL	68,538
1	0	1,120	1,731	2,851	2,483	1,117	5,183	623	12,257		
B1	0	0	0	0	0	0	12,631	0	12,631		
TOTAL	19,935	1,580	7,719	29,234	2,483	1,117	17,814	27,017	77,665		

#### **BONUS DENSITY CALCUALTIONS**

<b>BASE SCHEME</b> *		STATE DENSITY BONUS CALC	PROPOSED PROJECT			
RESIDENTIAL FLOOR ARE	A	DENSITY BONUS PERCENTAGE:		35%	RESIDENTIAL FLOOR ARE	A
LEVEL 1	6,991 SF				LEVEL 1	2,851 SF
LEVEL 2	578 SF				LEVEL 2	657 SF
LEVEL 3	578 SF				LEVEL 3	657 SF
LEVEL 4	7,455 SF				LEVEL 4	8,827 SF
LEVEL 5	7,455 SF				LEVEL 5	8,146 SF
					LEVEL 6	8,096 SF
TOTAL:	23,057 SF	MAXIMUM ALLOWED:	23,057 SF+8,069 SF=	31,127 SF	TOTAL:	29,234 SF
		BONUS ALLOWABLE AREA:	23,057 SF x 35% =	= 8,069 SF		
TOTAL UNITS: AVERAGE UNIT SIZE:	18 730 SF	TOTAL ALLOWABLE NUMBER OF UNITS: AVERAGE UNIT SIZE:	18 x 35% = 6.3	18 + 6=24 N/A	TOTAL UNITS: AVERAGE UNIT SIZE:	24 830 SF
TOTAL RES. STORIES:	2 STORIES	TOTAL ALLOWABLE RES. STORIES	2+2 = 4	STORIES	TOTAL RES. STORIES:	3 STORIES
*(SEE BASE SCHEME LPA PACKAGE DATED 4/24/19)		AFFORDABLE UNITS:	> 11%@ VERY LOW	INCOME		
		3 UNITS (2X VERY LOW, 1X LOW INCOME)				
		Т	OTAL: 16.6% of BASE	SCHEME		

# **2300 HARRISON ST**



# 8/7/2 PM

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#### **EXISTING BUILDING**

#### **UNIT TABULATIONS**

#### UNIT TABULATIONS

744

767

984

941

939

**BICYCLE PARKING COUNT** 

RESIDENTIAL: x1 / 1 DU = 1 x 24 = 24

1:5,000 SF

1:7,500 SF

2,483 = **1** 

30

27,017/5000 = 5

EXISTING BICYCLE PARKING

CLASS 1 BICYCLE PARKING: 75

**CLASS 2 BICYCLE PARKING: 9** 

CLASS 1 BICYCLE PARKING

**REQUIRED**:

OFFICE:

**RETAIL:** 

TOTAL:

**PROVIDED**:

8

6

14

3

10

24

**UNIT COUNT** 

1 BED:

UNIT A1

UNIT A2

2 BED:

UNIT B1

UNIT B2

UNIT B3

TOTAL UNITS:

AVERAGE UNIT SIZE:

A UNITS - 1 BEDROOM

B UNITS - 2 BEDROOM

PROJ BLOC LOT ZON SF PI 58% HEIG HIST 42% OCCI CONS 830 SF ALLO NUM ALL( RESI OFFI TOTA **PROVIDED:** Exist AT GI New LEVE LEVE

RES:	24		LEVEL
DFFICE:	5 +75 (EXIST	·)	
RETAIL:	1	,	LEVEL
OTAL:	105		TOTAI
UTAL.	105		ACCES
CLASS 2 BIC	CLE PARKING		OFFIC
REQUIRED:			
RESIDENTIAL	.: 1 / 20 DU = 24 x 20	) = <b>1</b>	RES:
DFFICE:	2 + 1:50,000SF		
	= 2 + (27,017/50,00	00) = <b>2</b>	
RETAIL:	2 + 1:10,000 SF		TOTAL
	= 2 + (2,483/10,000	D) = <b>2</b>	PROVI
OTAL:	5		
			OFF-S
PROVIDED:	5		27,017
			*IE ED

\*\*PROJECT WILL COMPLY WITH SECTION 167. ALL OFF-STREET PARKING SPACES ACCESSORY TO RESIDENTIAL USES SHALL BY UNBUNDLED FROM THE SALES OR RENTAL FEES FOR THE UNIT.

SAN FRANCISCO, CA

#### 08/22/19

#### **PLANNING CODE SUMMARY**

JECT ADDRESS:	2300 HARRISON STREET (3101 19TH ST)
	SAN FRANCISCO, CA 94110
OCK/LOT:	3593/001 (3101 19TH ST)
AREA:	38,700 SF
ING DISTRICT:	UMU (URBAN MIX USE)
PLAN AREA:	EASTERN NEIGHBORHOODS - MISSION
GHT/BULK:	68-X
TORIC STATUS:	C (NOT A HISTORIC RESOURCE)

#### **BUILDING CODE SUMMARY**

UPANCY:	S-2, R-2, B
ISTRUCTION TYPES:	TYPE IA AND IIIA
OWABLE HEIGHT:	80'
MBER OF STORIES:	6 ABOVE GRADE PLANE
	(3 TYPE IIIA AND 3 TYPE IA)

#### **PARKING COUNT**

LOWED:	
SIDENTIAI	_: x.75 / 1 BED = .75x14 = <b>10</b>
	1 / >2 BED = 1x10 = 10
	TOTAL: 20 MAX
FICE:	1:1,000 SF(WITHIN 1/4 MILE OF MAJOR TRANSIT) = (68,538+27,017)/1000 = <b>97</b>
TAL:	116
OVIDED:	

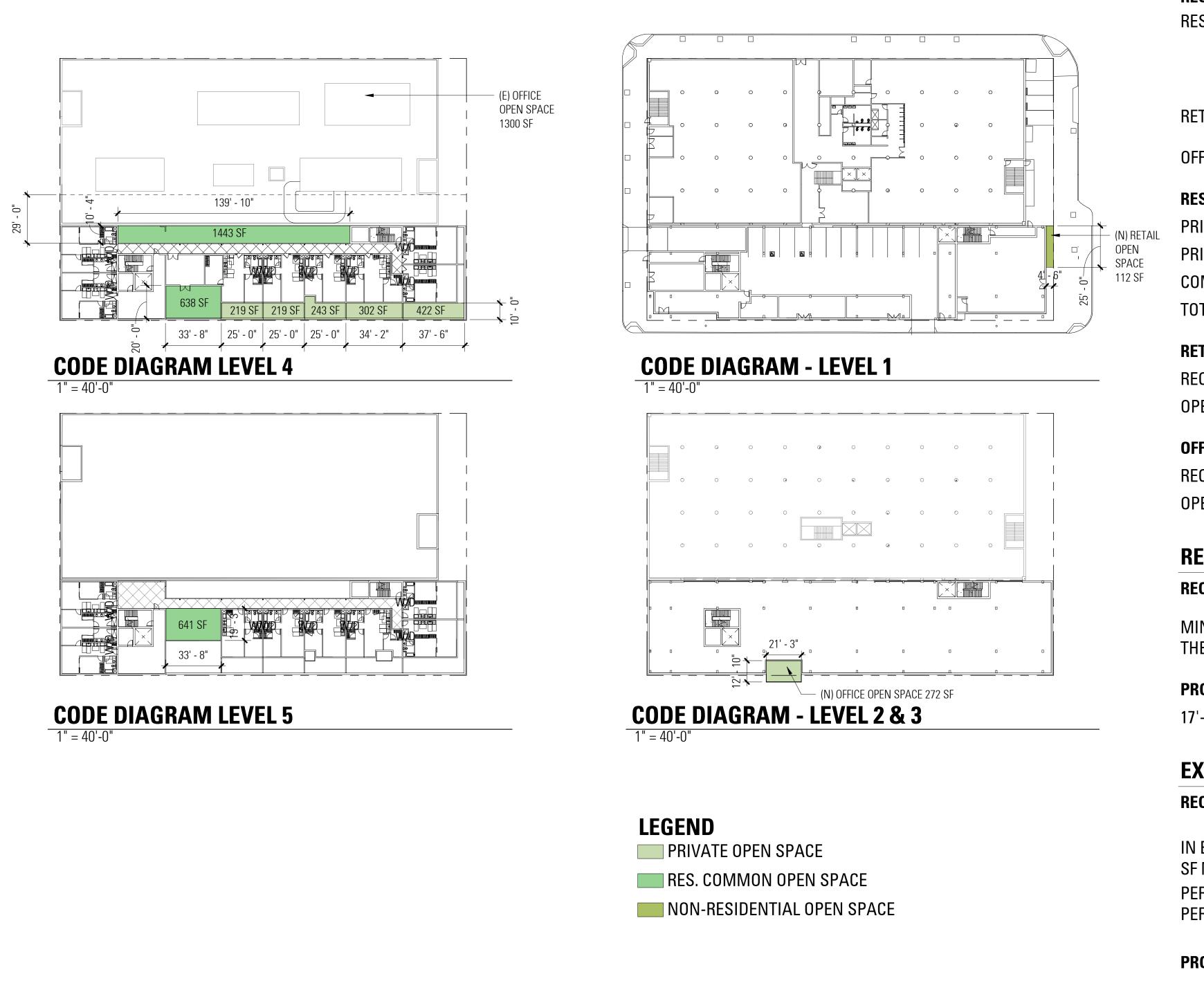
ting	
GRADE (OFFICE)	3
/ Construction	
EL B1 (OFFICE)	28
EL 1 (RES)	10
AL	41

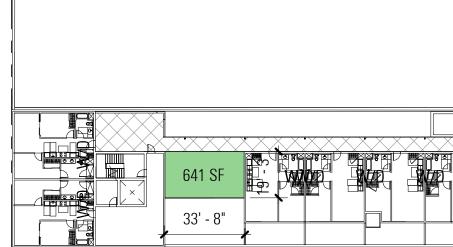
ACCESSIBLE PARKING SPACES:			
OFFICE:	1:25 ACCESSIBLE SPACES = 2		
	1:6 VAN PARKING =1		
RES:	2% OF STALLS		
	2% x 10 = 1 ACCESSIBLE SPACE		
	1 ACCESSIBLE VAN		
TOTAL:	5		
PROVIDED:	5		

**OFF-STREET LOADING SPACES:** 27,017x(0.1/1000) = .26\*\*IF FRACTION IS UNDER .5, NO OFF-STREET LOADING SPACES REQUIRED.

## **PROJECT DATA**







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#### **OPEN SPACE** (SECTION 135)

E <b>QUIREMENT</b> : ESIDENTIAL:	80 SF/ DU = 80 x 24 = 1,920 SF (IF PRIVATE)
	80 SF x 1.33/DU (IF COMMON)
ETAIL:	1:250 SF
FFICE:	1:50 SF
<b>ESIDENTIAL:</b> RIVATE OPEN SPACE: RIVATE OPEN SPACE PROVIDED: OMMON OPEN SPACE PROVIDED: DTAL RES OPEN SPACE PROVIDED:	5 UNITS 1,405 SF (AVG OF 281 SF/DU) 2,722 SF (143/DU FOR REMAINING 19 UNITS) 4,220 SF
<b>ETAIL:</b> EQUIRED: PEN SPACE PROVIDED:	2,483/ 250 = 11 SF 112 SF
FFICE: EQUIRED: PEN SPACE PROVIDED:	27,017/ 50 = 541SF 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

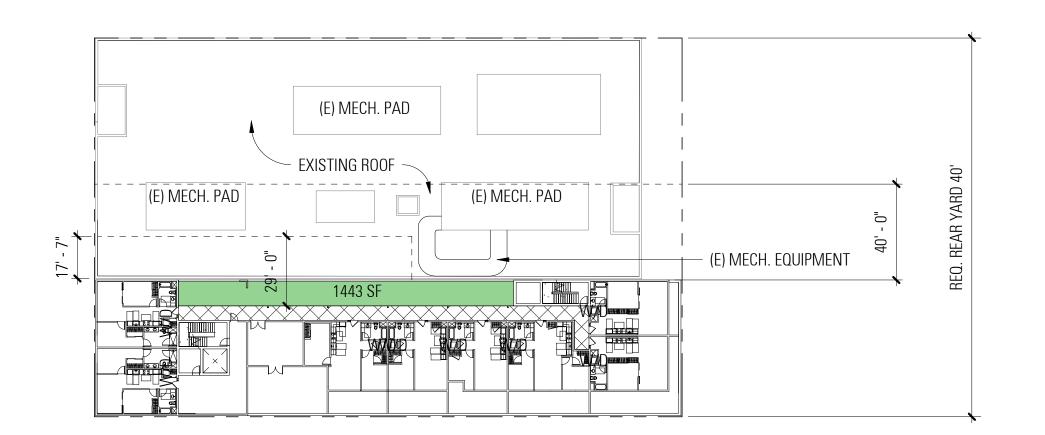
# **PLANNING CODE DIAGRAMS**

#### **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 4<sup>TH</sup>, 5<sup>TH</sup> AND 6<sup>TH</sup> 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 4<sup>TH</sup> 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.



# **2300 HARRISON ST**

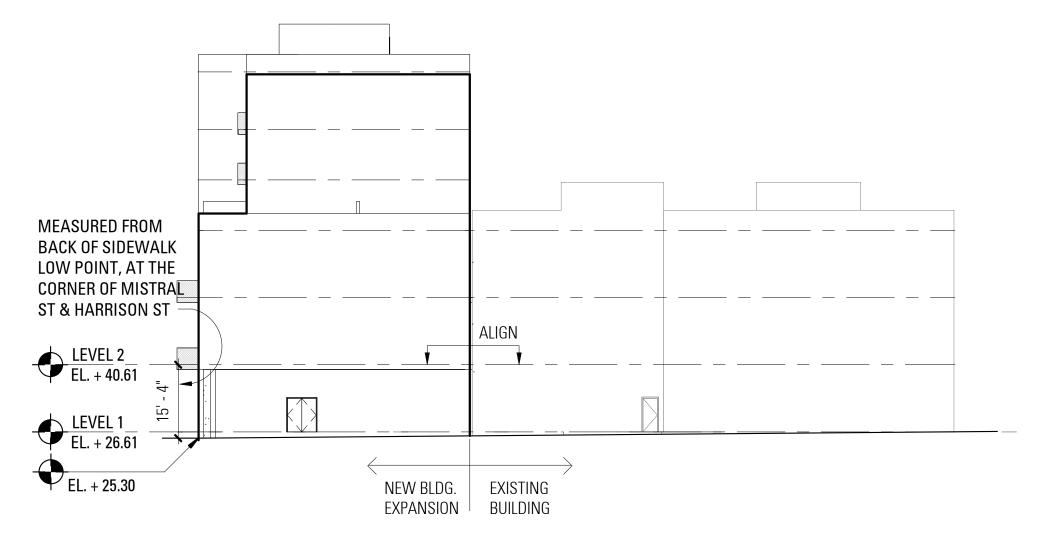
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#### **CONCESSION REQUEST 2: GROUND FLOOR HEIGHT**

**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

SIDEWALK GRADES, LESS THAN 17' FLOOR TO FLOOR IS PROVIDED

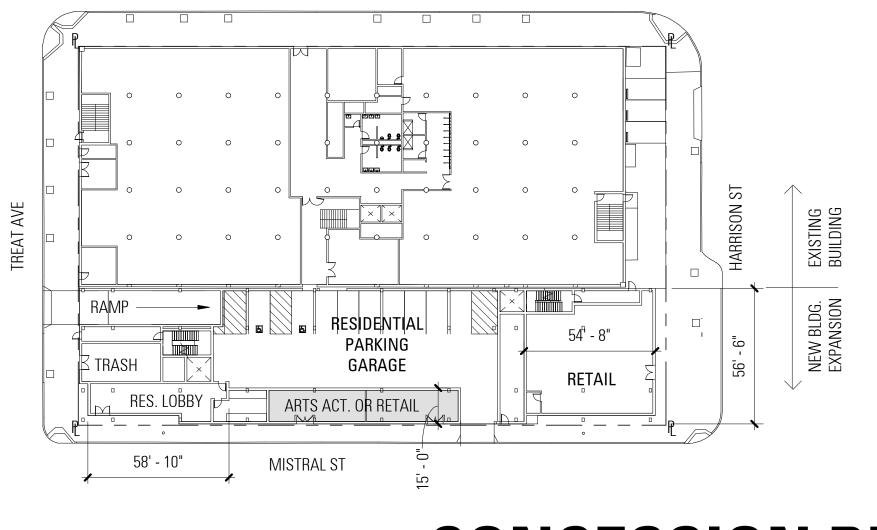


#### **CONCESSION REQUEST 3: ACTIVE USES REQUIRED**

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

DEPTH AVAILABLE IN ORDER TO PROVIDE ACCESS FOR GROUND FLOOR PARKING BEHIND IS 15'-0".



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#### **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

### **JUSTIFICATION:** DUE TO CONSTRAINED SITE DEPTH IN THE NORTH SOUTH DIRECTION OF 56' - 6", THE MAXIMUM

## **CONCESSION REQUESTS**



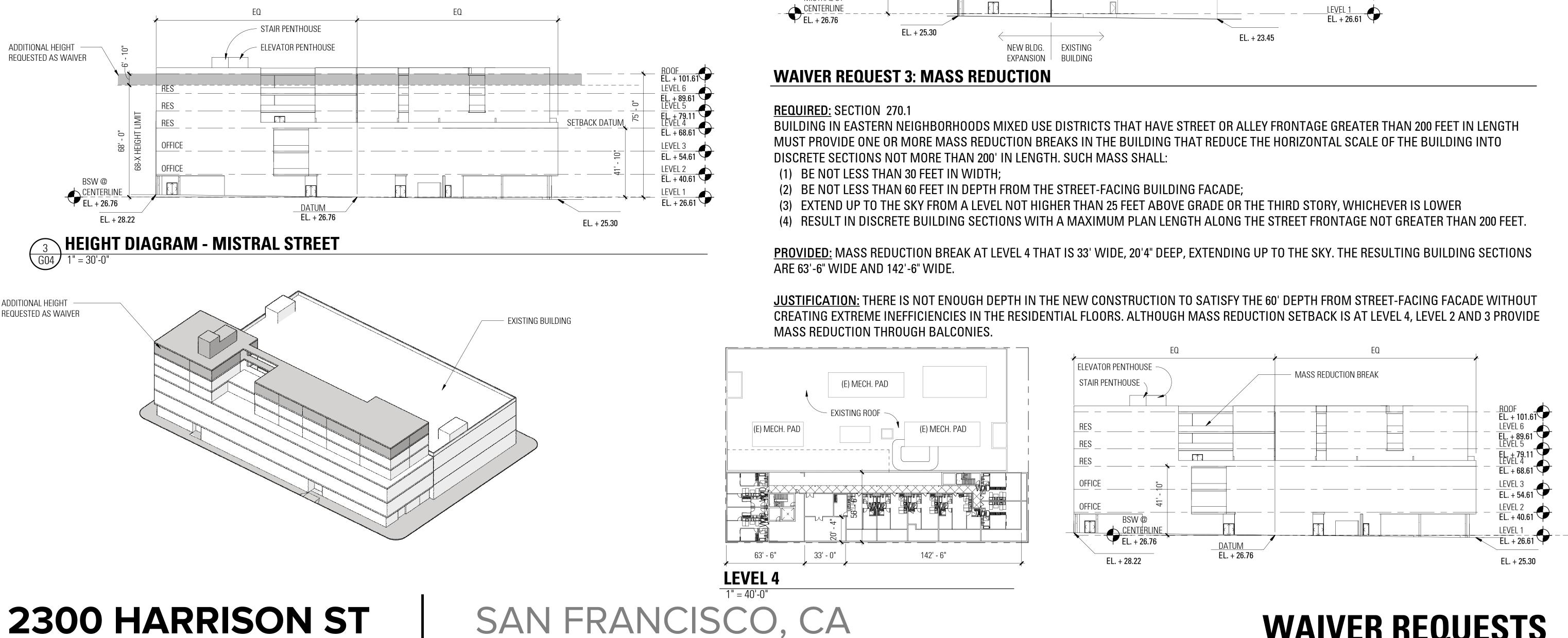


#### **WAIVER REQUEST 1: BUILDING HEIGHT**

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 2<sup>ND</sup> AND 3<sup>RD</sup> 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.



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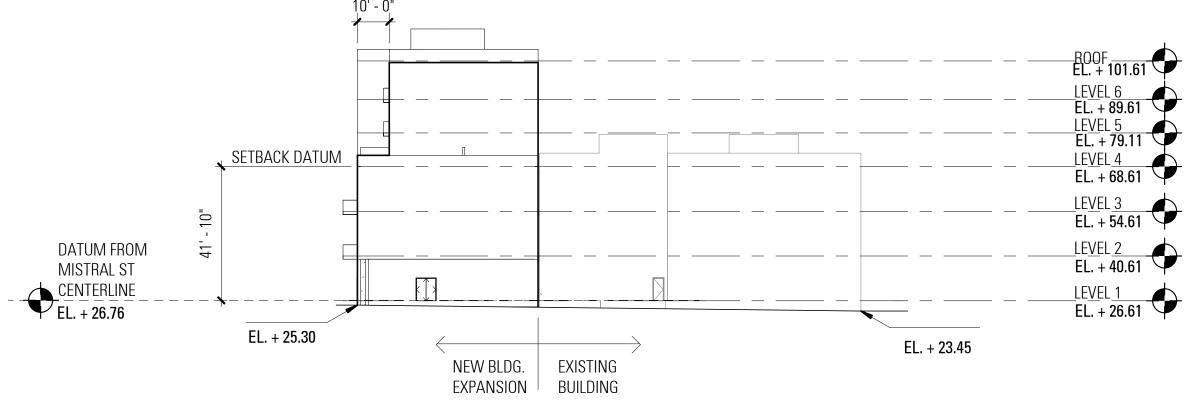
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#### WAIVER REQUEST 2: NARROW STREET HEIGHT LIMIT

#### **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 REQUESTS**





4. VIEW FROM HARRISON ST LOOKING NORTH



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

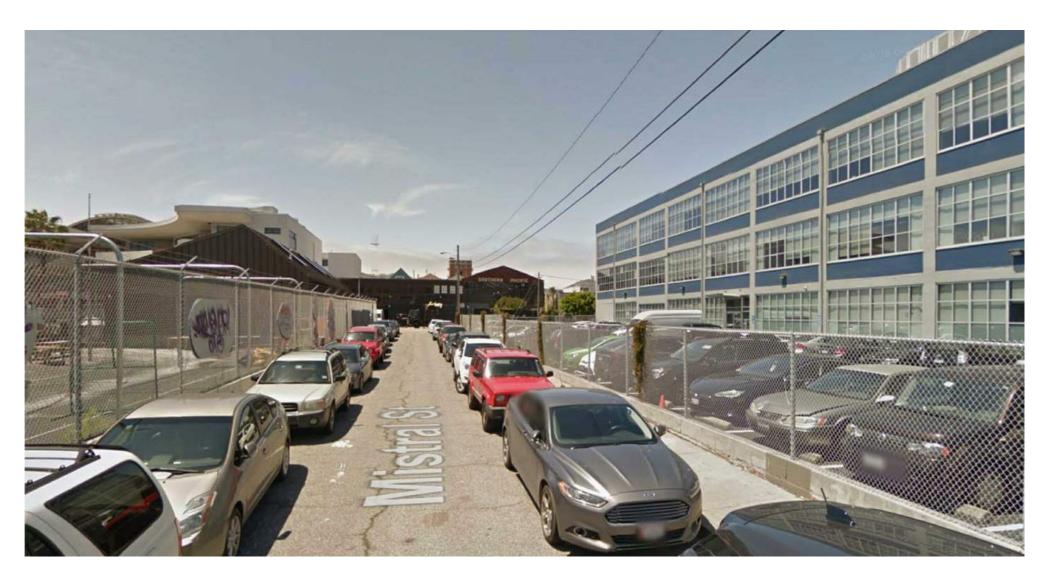
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2. VIEW FROM TREAT AVE LOOKING EAST

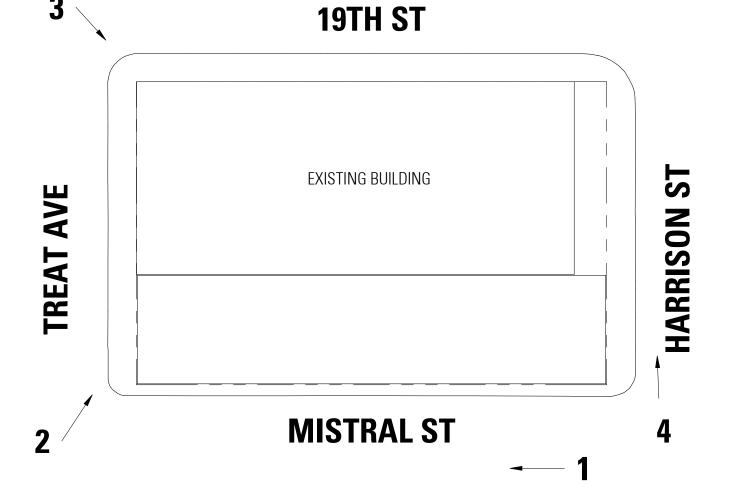


**1. VIEW ALONG MISTRAL STREET** 

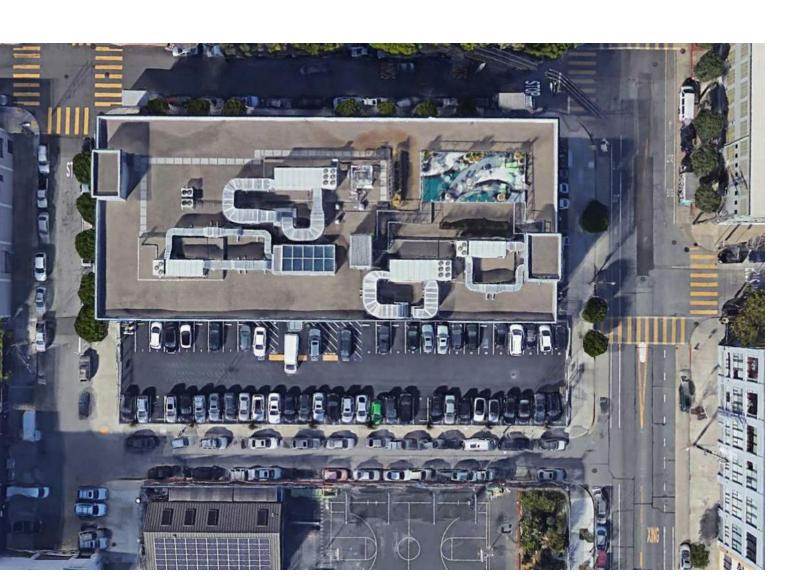
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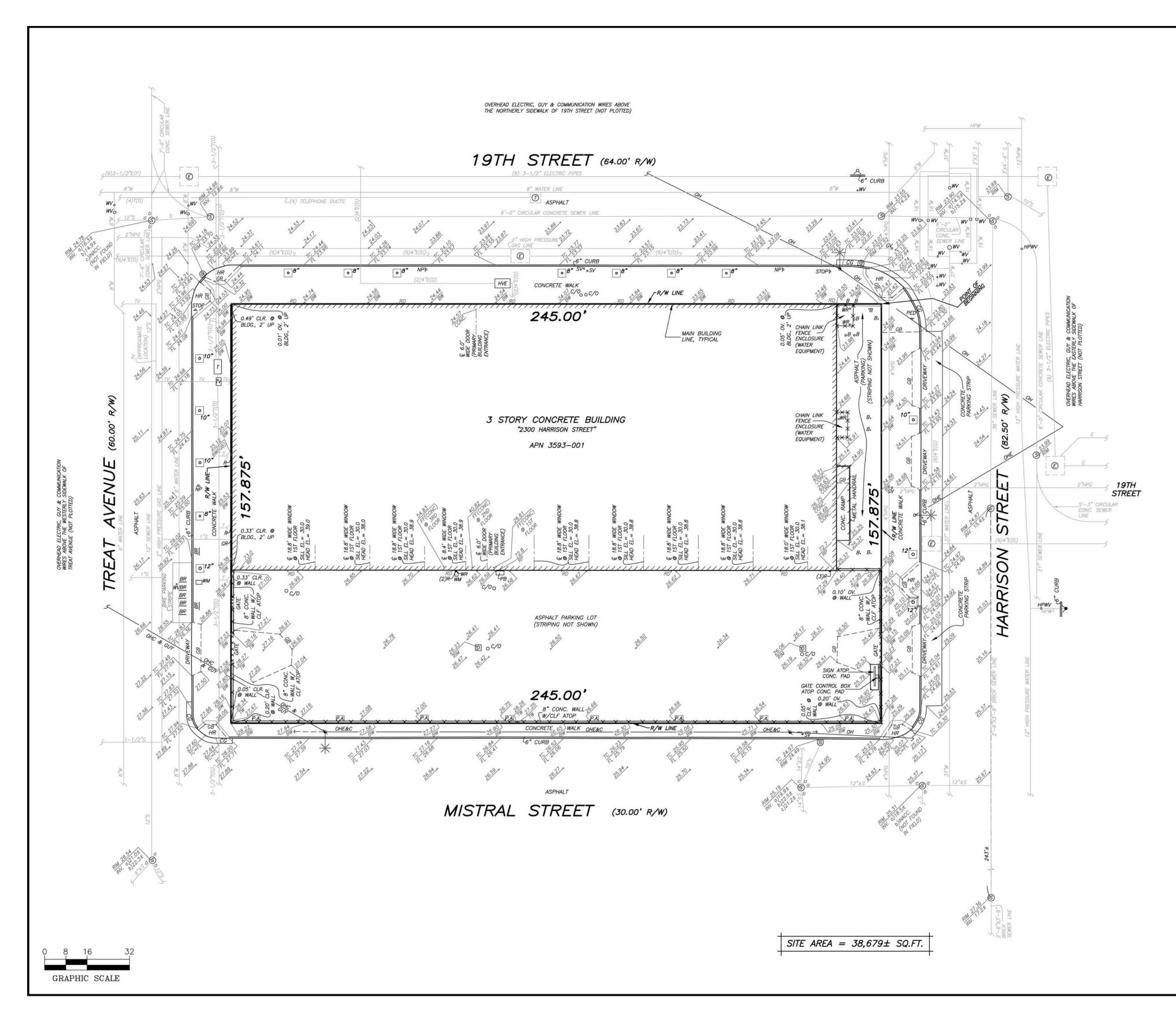
## **G05**

## **CONTEXT PHOTOS**



#### OVERHEAD VIEW





8/7/2 PM

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$\Delta$	$\mathcal{L}$				
$\mathbb{N}$	Ø				
NOR	ТН				
LEGEN	D CLEAR OF PROPERTY LINE	HIGH VOLTAGE			
OV. BLDG. R/W	OVER PROPERTY LINE BUILDING RIGHT OF WAY	T TELEPHONE PULLBOX			
APN	ASSESSOR'S PARCEL NUMBER	TELEVISION PULLBOX			
CONC. FF HR	CONCRETE FINISH FLOOR HANDICAP RAMP	12" TREE PIT W/TREE			
P.A. CLF TC	PLANTED AREA CHAIN LINK FENCE TOP OF CURB	JOINT POLE			
FL BW	FLOW LINE BACK OF WALK	•			
RP EL. GB	ROOF PARAPET ELEVATION GRADE BREAK	← — – GUY WIRE & ANCHOR			
INV. TW CG	INVERT TOP OF WALL CONCRETE GUTTER	Level PLANTER BOX, 2' HIGH			
€ INACC.	CENTERLINE INACCESSIBLE	STOP STOP SIGN PED PEDESTRIAN SIGN			
°RD •R	ROOF DRAIN RISER	ที่P NO PARKING SIGN & BOLLARD			
·WR ·GR GVo	WATER RISER GAS RISER GAS VALVE	EELECTRIC_CONDUIT GGAS_LINE			
₩₀ ₀ <i>HPW</i> V	WATER VALVE HIGH PRESSURE WATER VALVE	<u>HPG</u> HIGH PRESSURE GAS LINE <u>S</u> SEWER LINE			
0 Д	WATER METER DRAIN	<u>T</u> TELEPHONE CONDUIT <u>TV</u> TELEVISION CONDUIT (COMCAST)			
■ <i>SV</i> ○ <i>C/0</i>	SEWER VENT SEWER CLEANOUT	<u>W</u> WATER LINE <u>HPW</u> HIGH PRESSURE WATER LINE			
5	CATCH BASIN SEWER MANHOLE	(D) DUCT (P) PIPE			
T E	TELEPHONE MANHOLE ELECTRIC MANHOLE	<u>OHE&amp;C</u> OVERHEAD ELECTRIC & COMMUNICATION WIRES OHC & OVERHEAD COMMUNICATION & GUY WIRES			
>	HIGH PRESSURE FIRE HYDRANT	GUY OHE OVERHEAD ELECTRIC WIRES			
<i>F</i>	LOW PRESSURE FIRE HYDRANT	<u>OH</u> OVERHEAD ELECTRIC, COMMUNICATION & GUY WIRES			
LL THAT	DESCRIPTION (PER TITLE F REAL PROPERTY SITUATED IN CALIFORNIA, DESCRIBED AS	N THE CITY AND COUNTY OF SAN FRANCISCO,			
EGINNIN	G AT THE POINT OF INTERSEC	CTION OF THE SOUTHERLY LINE OF 19TH			
ESTERLY	ALONG SAID LINE OF 19TH	HARRISON STREET; RUNNING THENCE STREET 245 FEET TO THE EASTERLY LINE T ANGLE SOUTHERLY ALONG SAID LINE OF			
REAT AV	ENUE 157 FEET AND 10-1/2 LY LINE OF THE LANDS DESC	? INCHES, MORE OR LESS, TO THE RIBED IN THE DEED FROM AMERICAN CAN N, TO REGAL AMBER BREWING COMPANY, A			
ALIFORN 49, IN	IA CORPORATION, DATED OCTO BOOK 5313, OF OFFICIAL RE	DBER 31, 1949, RECORDED NOVEMBER 30, CORDS, PAGE 591, IN THE OFFICE OF THE			
IENCE A	AT A RIGHT ANGLE EASTERLY	OF SAN FRANCISCO, STATE OF CALIFORNIA; ALONG THE NORTHERLY LINE OF SAID LANDS HARRISON STREET; THENCE AT A RIGHT			
NGLE NORTHERLY ALONG SAID LINE OF HARRISON STREET 157 FEET AND 10-1/2 CHES, MORE OR LESS, TO THE POINT OF BEGINNING.					
EING A PORTION OF MISSION BLOCK NO. 52. SSESSOR'S LOT 001; BLOCK 3593					
URVEY REFERENCE					
LD REPUBLIC TITLE COMPANY PRELIMINARY REPORT NO. 0224024732–JP DATED EBRUARY 14, 2012.					
	OWING ARE PERTINENT EXCEP CED PRELIMINARY REPORT:	PTIONS TO TITLE WITHIN THE ABOVE			
"DECLARATION OF USE" – MINOR SIDEWALK ENCROACHMENT PERMIT FOR A "–5" WASTE LINE UNDER THE NEW SIDEWALK ON 19TH STREET RECORDED JULY					
7, 1999, DOCUMENT NO. 1999–G626363, OFFICIAL RECORDS. NOTE: EXACT DCATION OF SAID WASTE LINE IS UNKNOWN.					
0. "NOTICE OF SPECIAL RESTRICTIONS UNDER THE PLANNING CODE" RECORDED OVEMBER 21, 2011, DOCUMENT NO. 2011–J306009, OFFICIAL RECORDS.					
ASIS OF SURVEY					
CITY OF SAN FRANCISCO MONUMENT MAP NO. 262 AND NO. 281 ON FILE I THE OFFICE OF THE CITY AND COUNTY SURVEYOR.					
"MAP SHOWING THE OPENING OF MISTRAL STREET BETWEEN TREAT AVENUE ND HARRISON STREET" RECORDED JUNE 30, 1977 IN MAP BOOK W, PAGE 90, AN FRANCISCO COUNTY RECORDS.					
ENCHMARK LEVATIONS SHOWN HEREON ARE BASED ON CITY OF SAN FRANCISCO BENCHMARK					
0. 1167	2 LOCATED AT THE SOUTHEA	D ON CITY OF SAN FRANCISCO BENCHMARK ST CORNER OF 17TH STREET AND HARRISON 2013 NAVD88 VERTICAL DATUM.			
ENERA	L NOTES				
DIMEN	S NEAR PROPERTY LINES MA	IMALS THEREOF.			
		O DEGREES UNLESS NOTED OTHERWISE.			
E UTILI	ITILITY NOTE				
ROM RE SSUME	CORDS OF THE VARIOUS UTIL RESPONSIBILITY FOR THEIR CO	ITY COMPANIES AND THE SURVEYOR DOES NOT OMPLETENESS, INDICATED LOCATION OR SIZE. RECORD NED BY EXPOSING THE UTILITY. DUE TO THE			
ROLIFERATION OF TELECOMMUNICATION COMPANIES, NOT ALL UNDERGROUND RECORDS ARE AVILABLE. THEREFORE, THERE MAY BE TELECOMMUNICATION LINES NOT SHOWN HEREON. UNI UNDERGROUND DUCT INFORMATION IS NOT AVAILABLE. THERE IS NO SURFACE					
		IN IS NOT AVAILABLE. THERE IS NO SURFACE IES FRONTING THE SUBJECT PROPERTY.			
	SITE SURVEY				
OF A PORTION OF ASSESSOR'S BLOCK NO. 3593					
FOR					
	562 MISSION STREET, LLC				
SCA	LE: 1" = 16'	SURV: DD			
DAT SHE	FT: 1	N.RON ASSOCIATES DES.   LAND SURVEYORS DRW.: JP			
(	JF: 1 SA	RRISON STREET, SUITE 200 CHK.⊧ DR   N FRANCISCO, CA 94107 REV N□.   (415) 543-4500 REV N□.			
	JOB NO. S-9426	(410) 0404000			

## **SURVEY**

**G06** 

NOT TO SCALE



# 8/7/20 PM

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8/7/2 PM

## SAN FRANCISCO, CA

# **VIEW FROM HARRISON ST**





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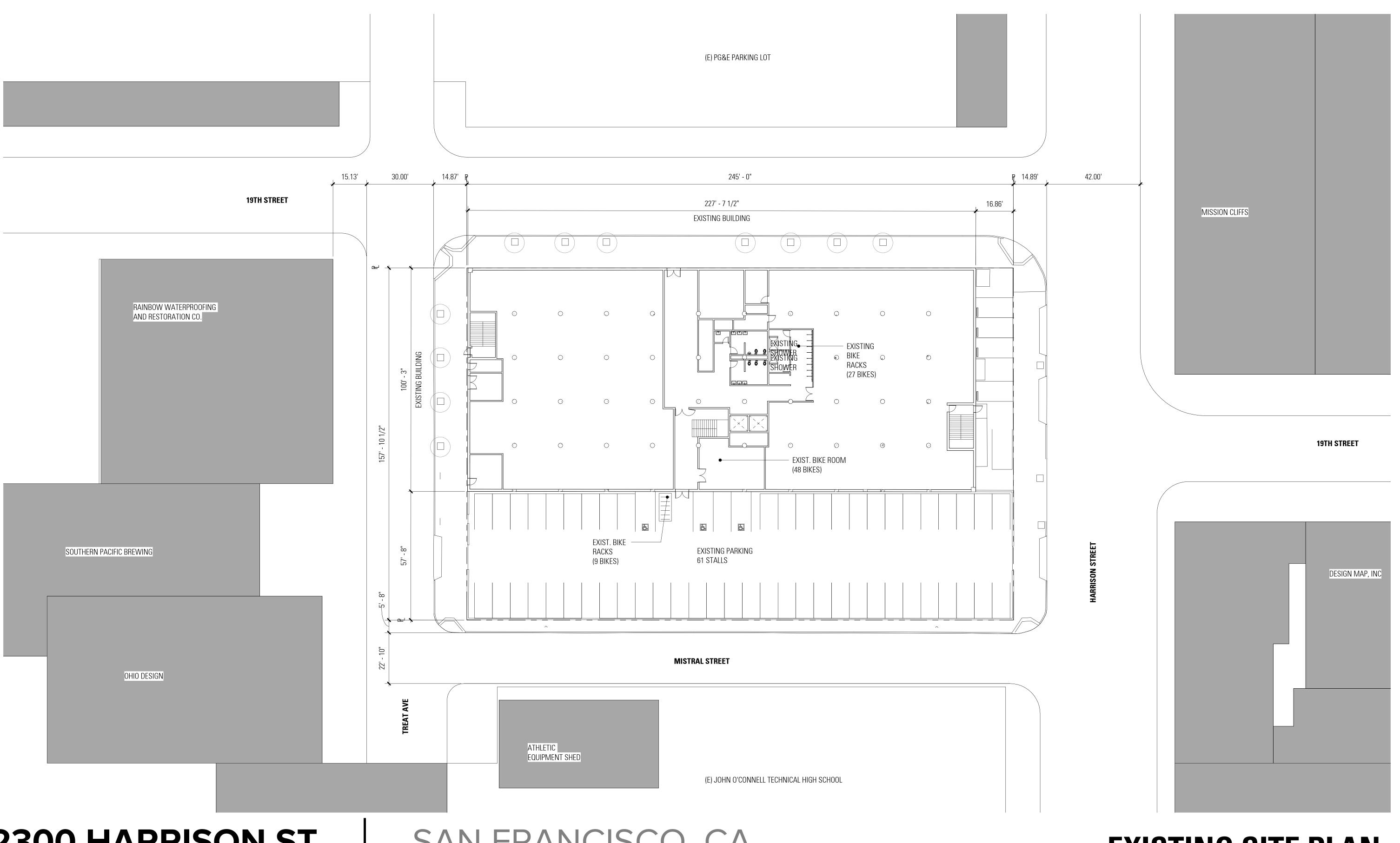
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## SAN FRANCISCO, CA

## **VIEW FROM MISTRAL ST**





# 8/7/20 PM

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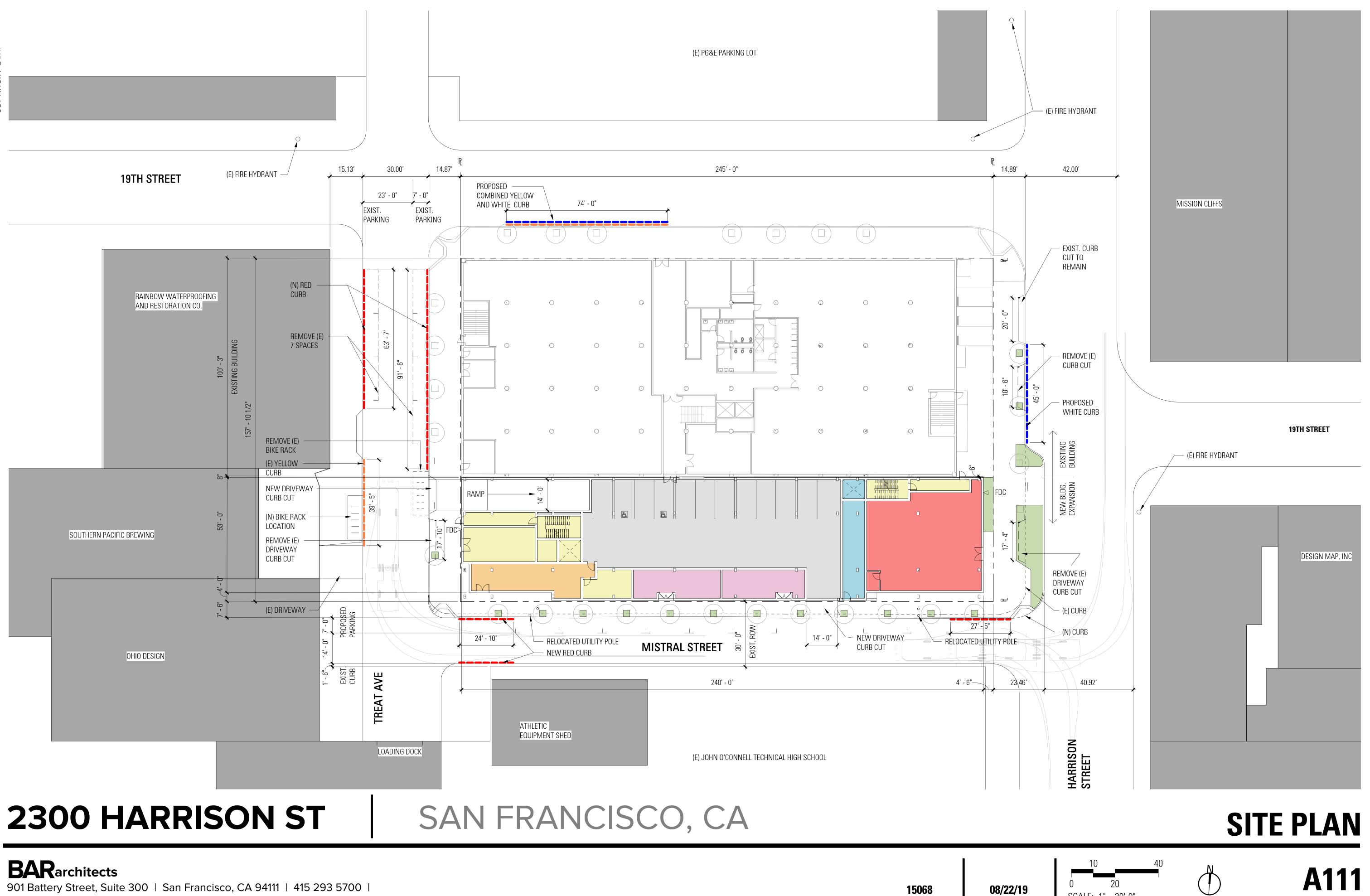
### 08/22/19

# SAN FRANCISCO, CA

## **EXISTING SITE PLAN**

A110

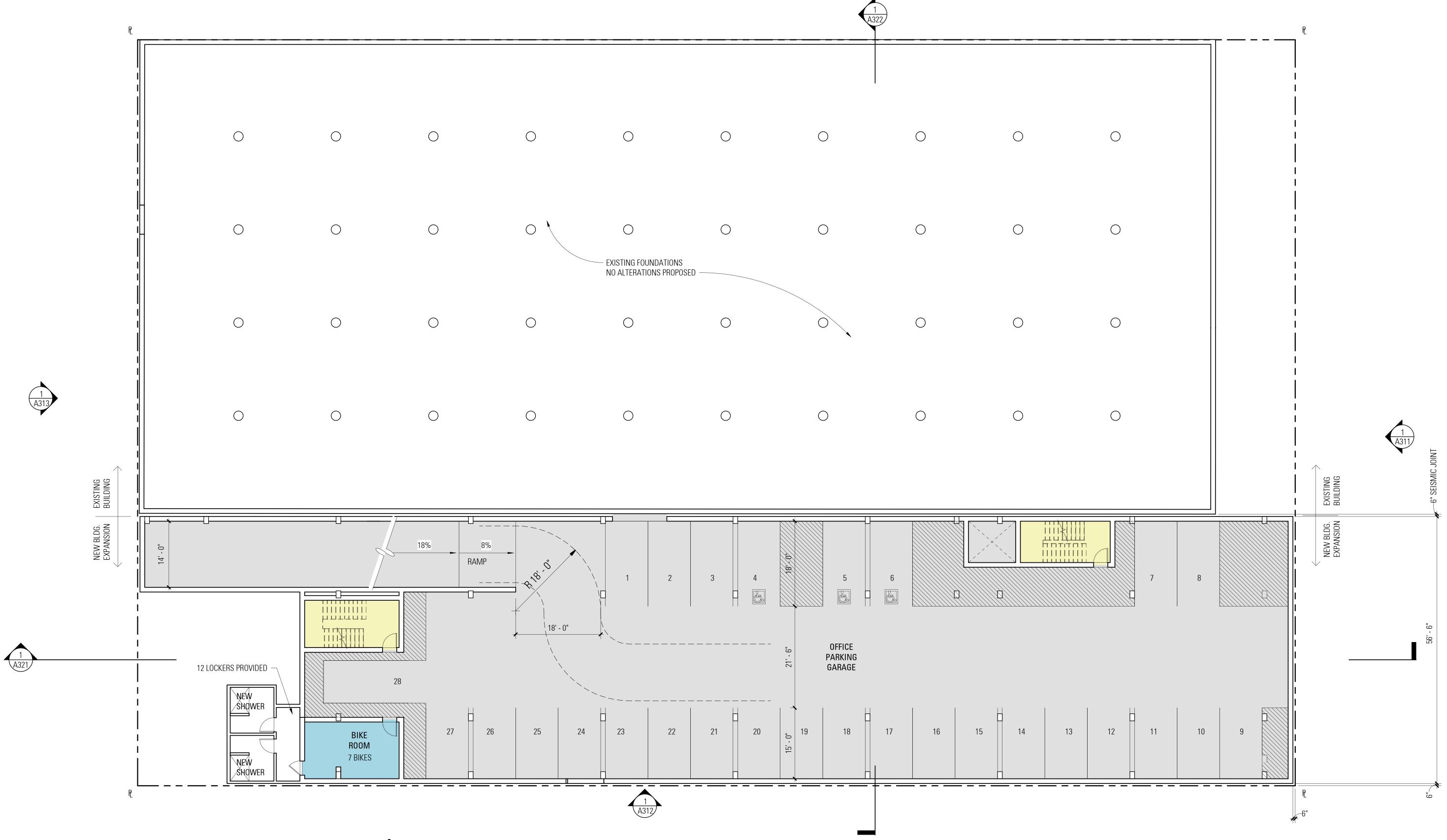
40 20 SCALE: 1" = 20'-0"



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SCALE: 1" = 20'-0"



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15068

#### 08/22/19

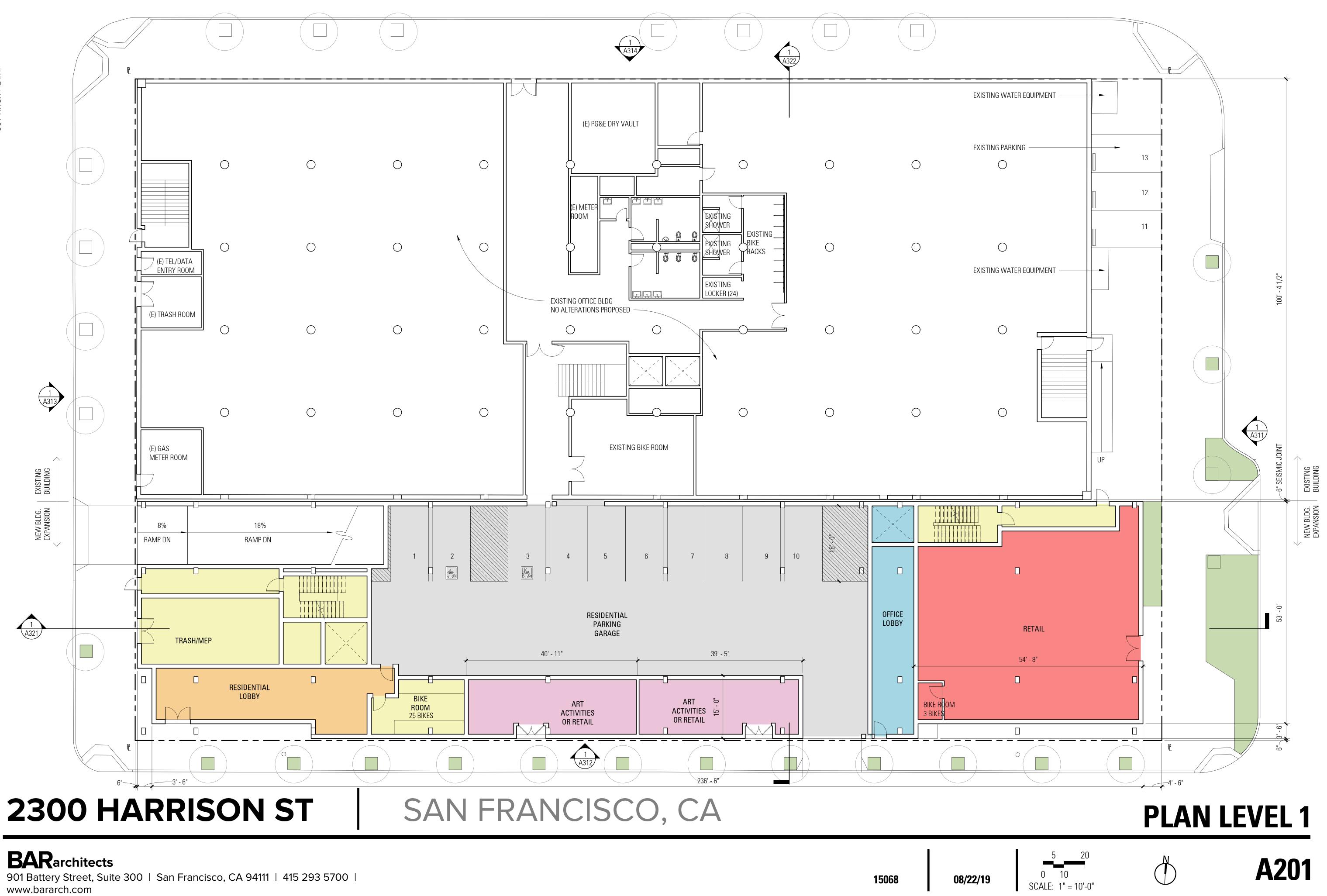
## SAN FRANCISCO, CA

## **PLAN BASEMENT LEVEL 1**

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

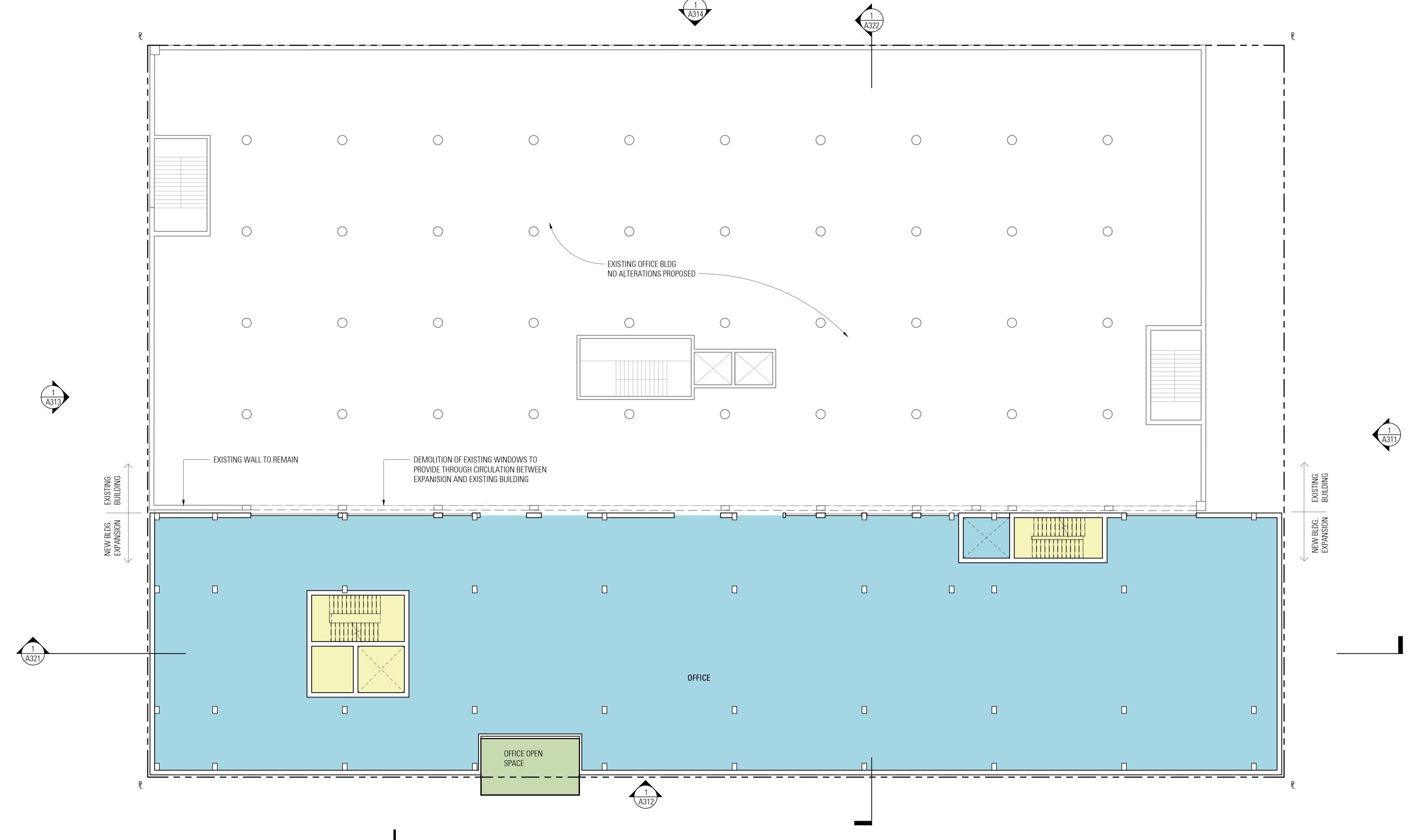






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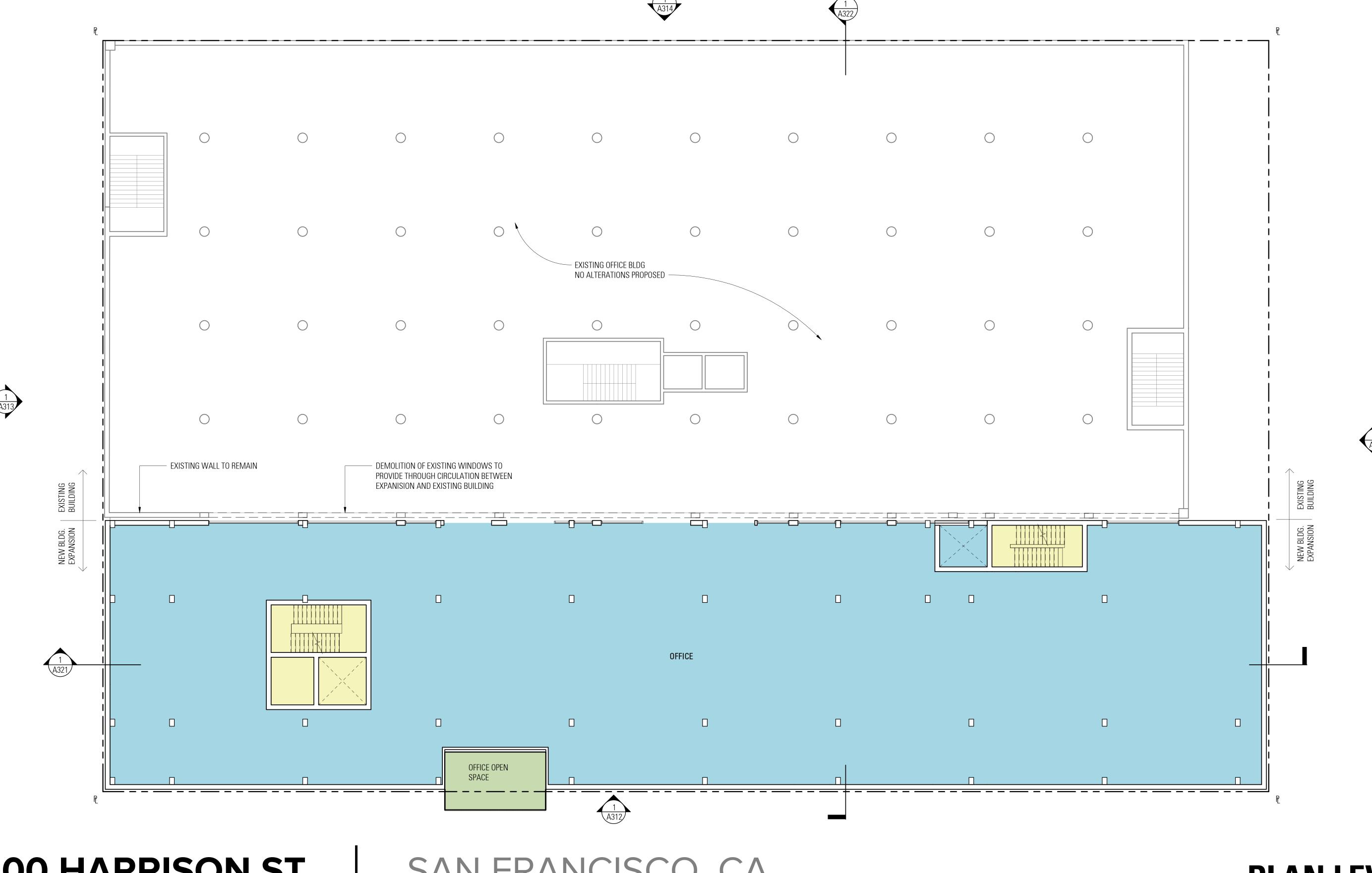
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## **PLAN LEVEL 2**







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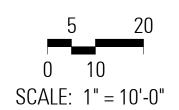
15068

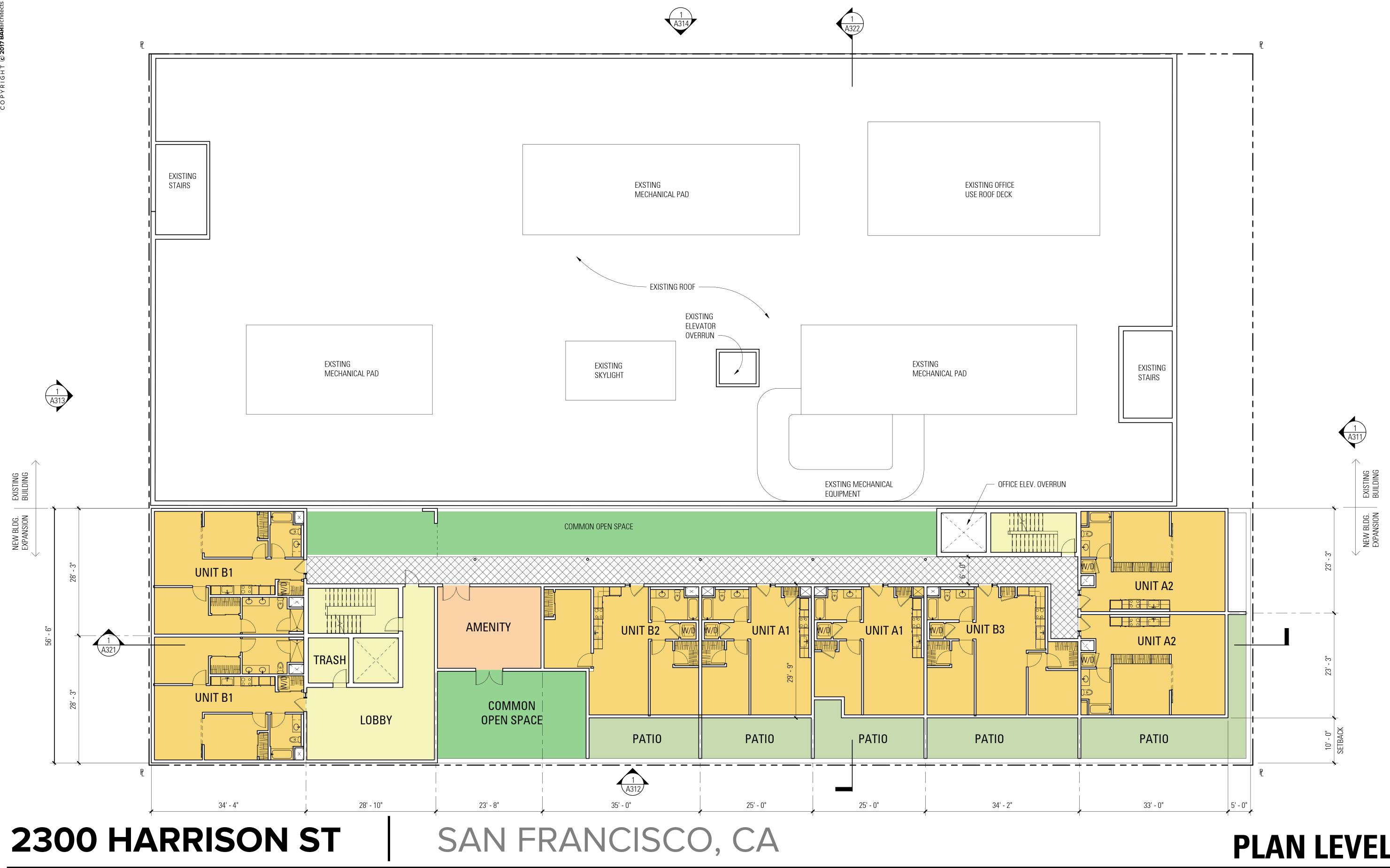
### 08/22/19

# SAN FRANCISCO, CA

## **PLAN LEVEL 3**

**A203** 





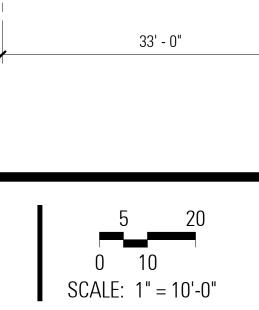
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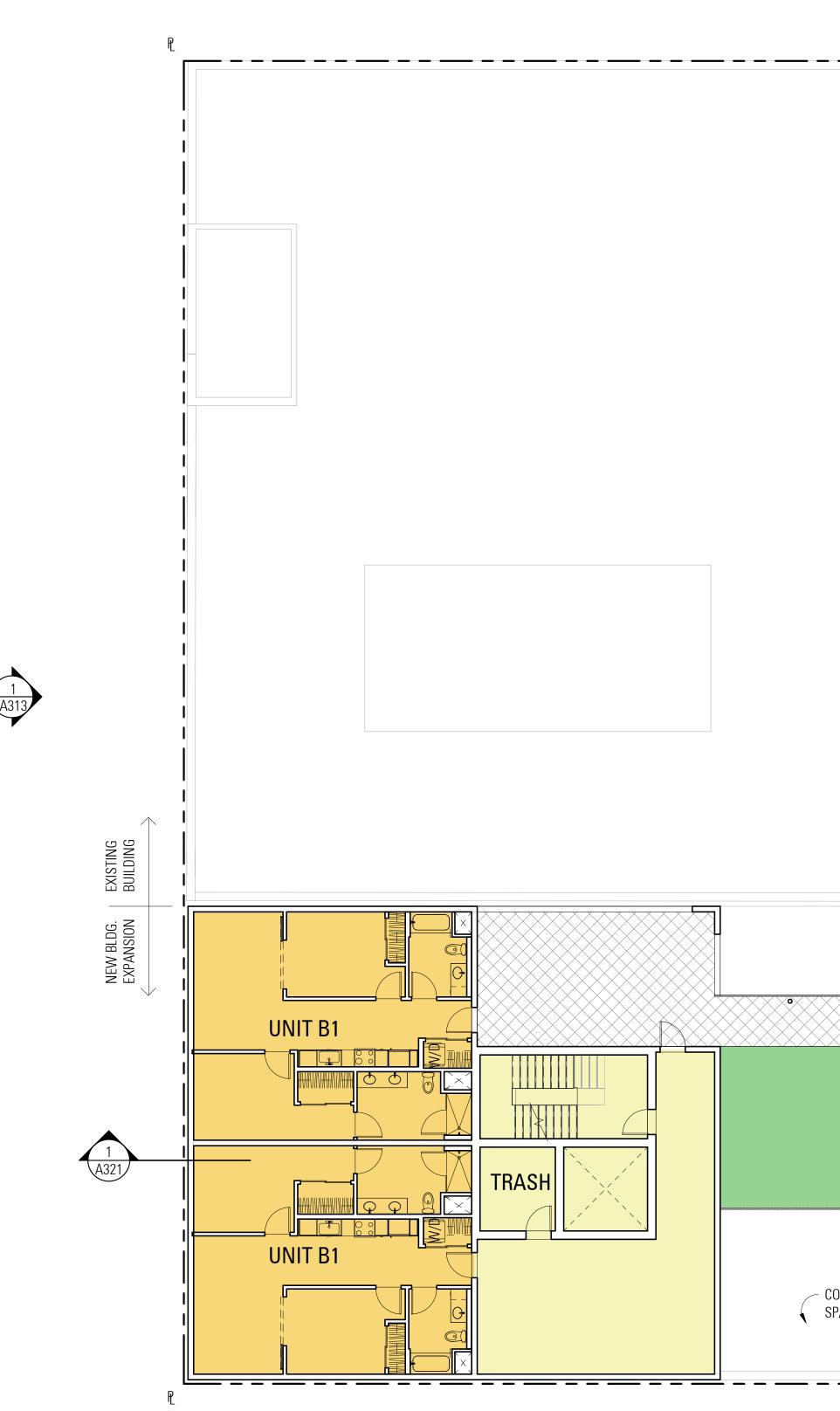
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08/22/19



## **PLAN LEVEL 4**



### **BAR**architects

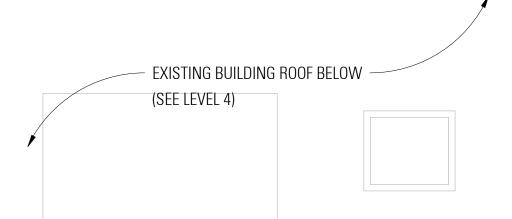
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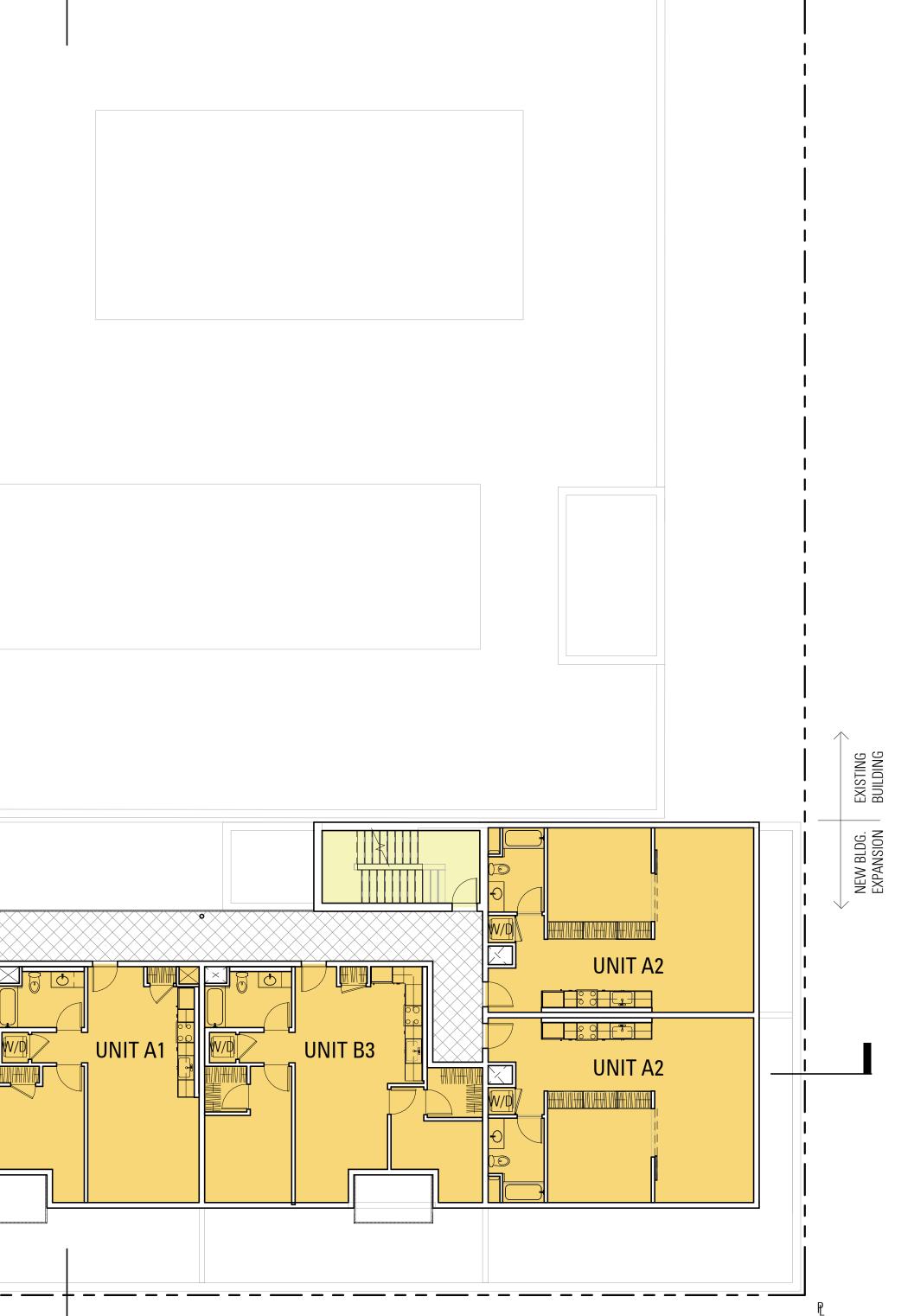
8/7/20 PM

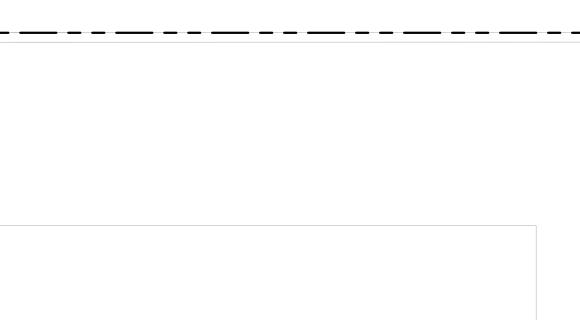
### 08/22/19

## SAN FRANCISCO, CA

	POD	IUM BELOW						
	•			°		ø		
			UNIT A1		UNIT A1		UNIT B3	
COMMON OPEN								
SPACE BELOW		TIOS BELOW						
		1 312	 					

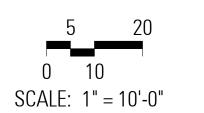




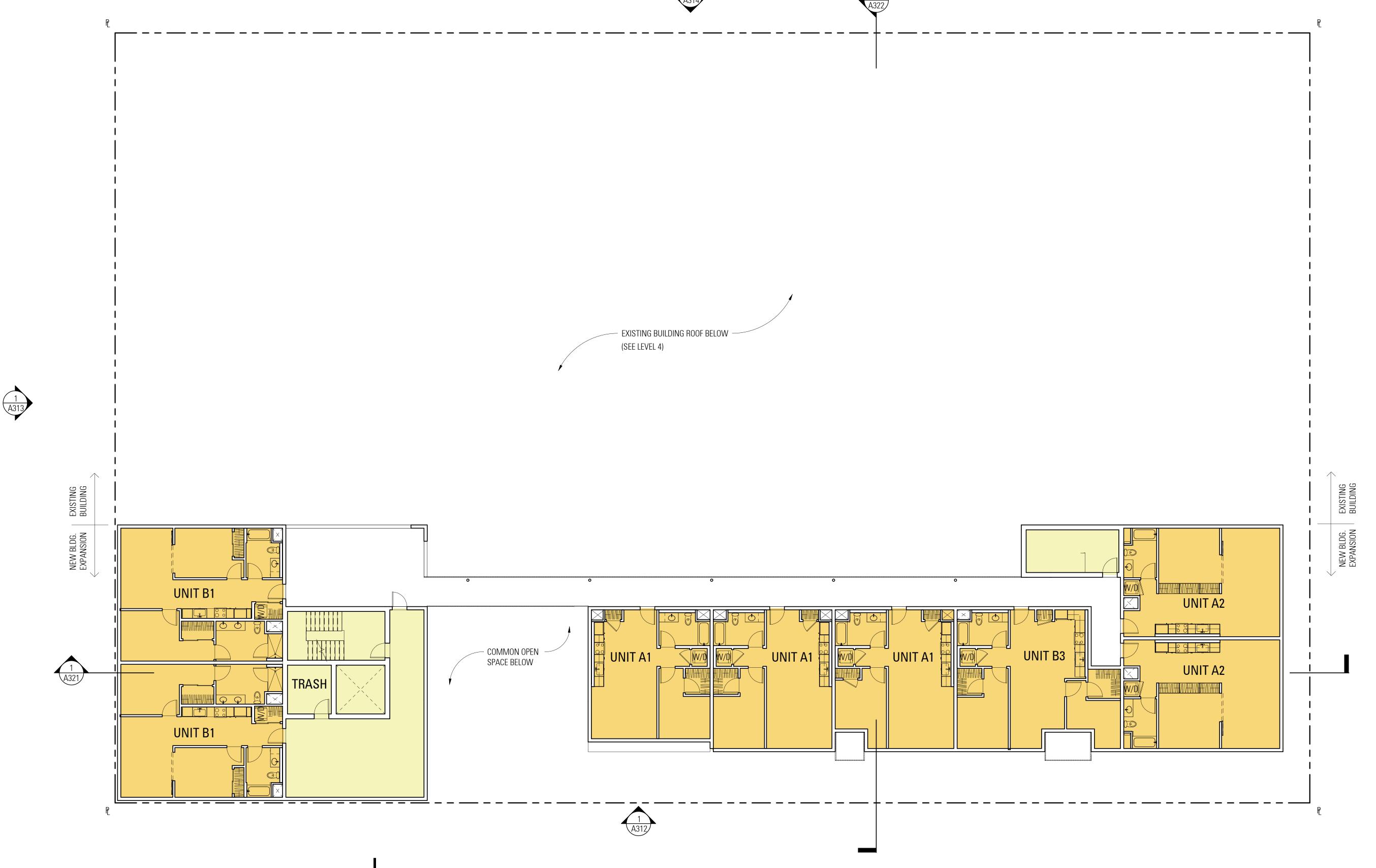




## **PLAN LEVEL 5**



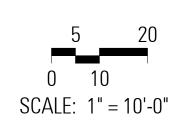




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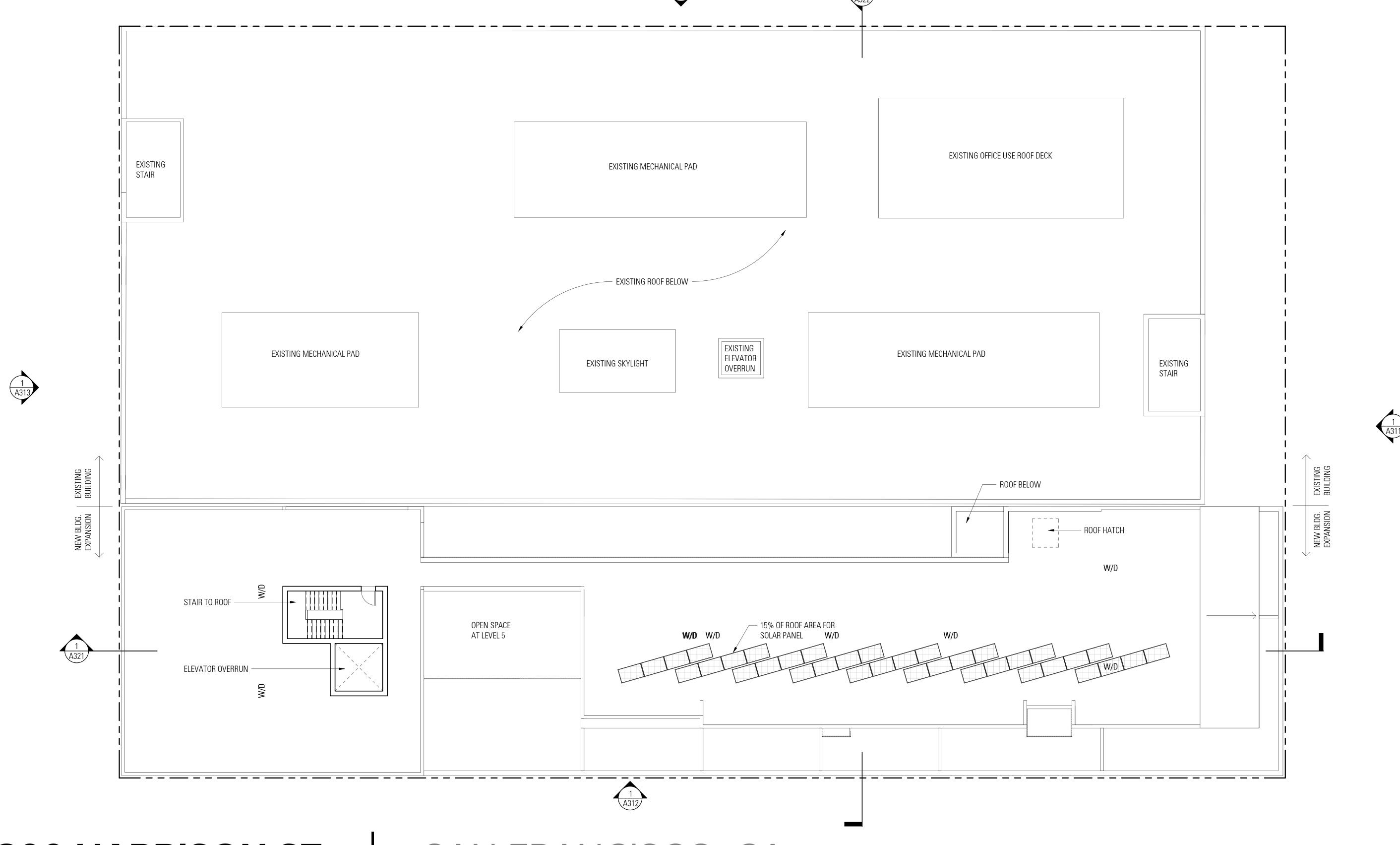
## SAN FRANCISCO, CA



## **PLAN LEVEL 6**

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# 8/7/20 PM

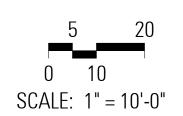
### **BAR**architects

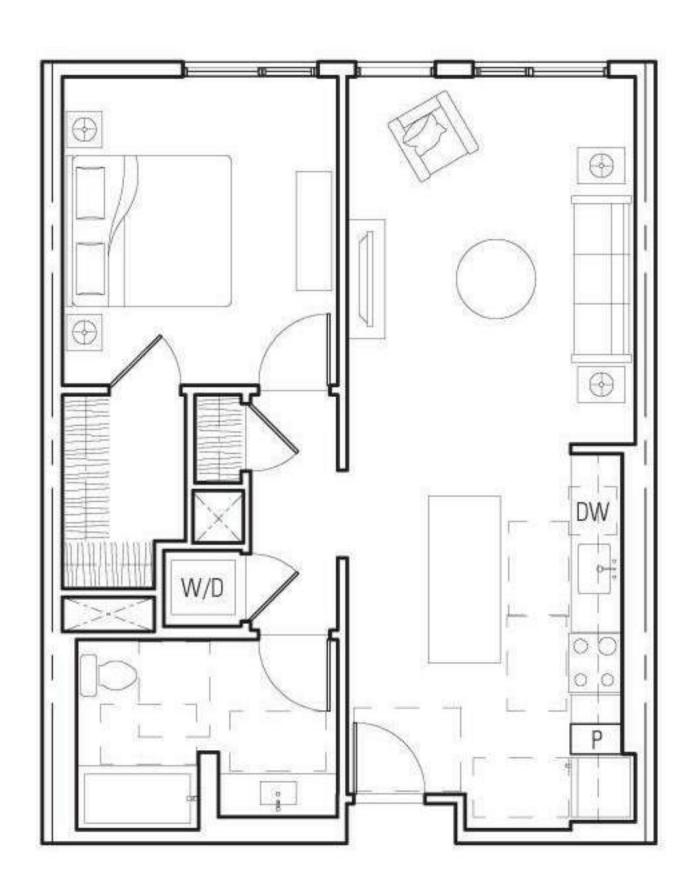
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## SAN FRANCISCO, CA

# **ROOF PLAN**

**A207** 





#### 1 BED, 1 BATH

ALCHEMY BY ALTA San Francisco, CA 810 GSF 710 NSF





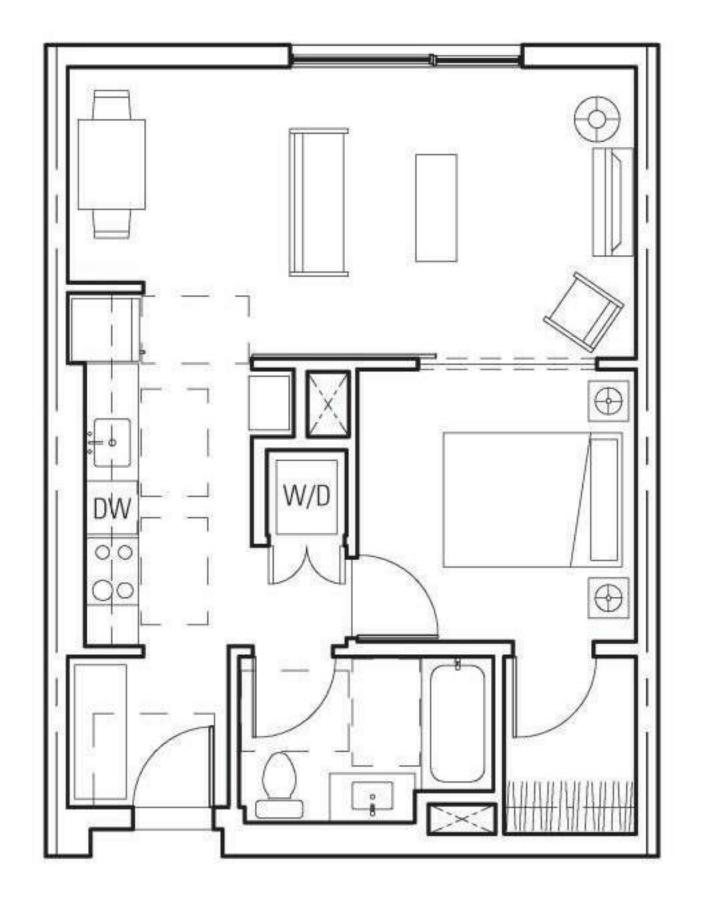
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3/7/2 M

#### "TRADITIONAL" 1 BEDROOM PRIVATIZED BATHROOM ACCESS



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.

## SAN FRANCISCO, CA

15068

#### 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

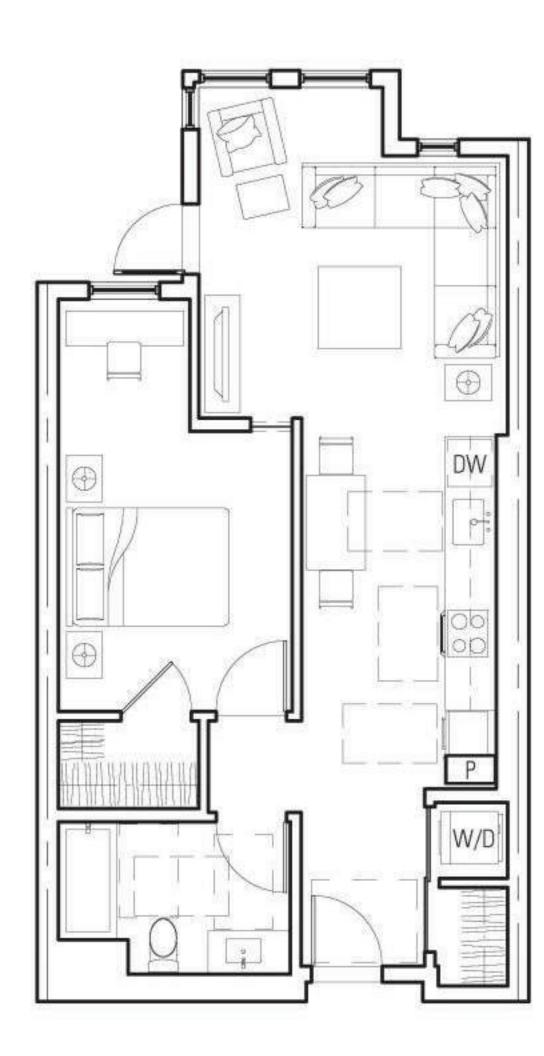




## **RELEVANT UNIT PLANS**







#### 1 BED, 1 BATH

99 RAUSCH San Francisco, CA

720 GSF		"YING
640 NSF	1.00	UNIT
		BONL
	1.41	BUILD





## **2300 HARRISON ST**

### **BAR**architects

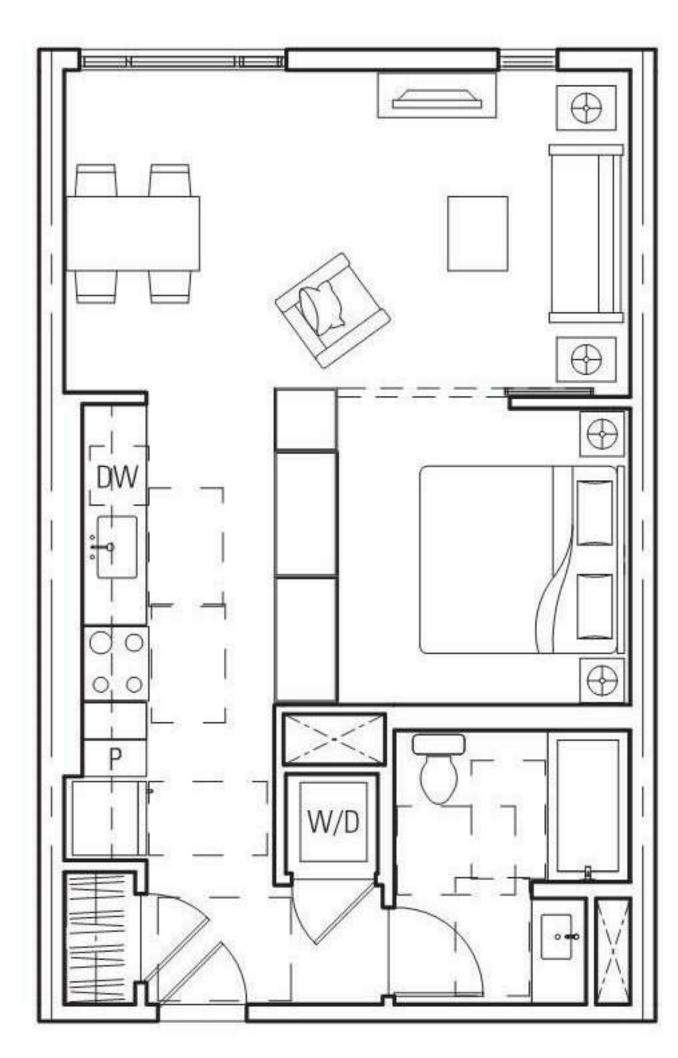
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UNIT PLANS ON SHEETS A210 AND A211 ARE FROM OTHER RECENTLY BUILT MULTI-FAMILY DEVELOPMENTS IN SAN FRANCISCO, DESIGNED BY BAR ARCHITECTS. THEY ARE REPRESENTATIVE OF RESIDENTIAL UNITS SIMILAR IN LAYOUT TO THE UNIT DESIGNS IN THIS PROJECT.

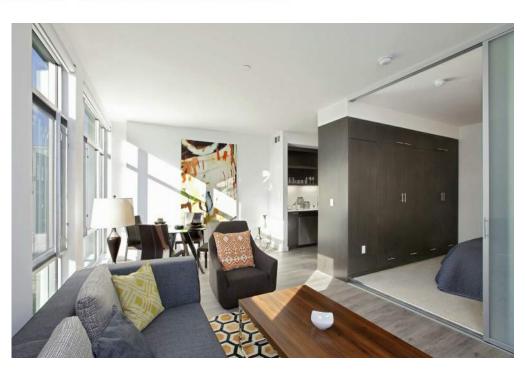
IG YANG" PLAN MAXIMIZES BUILDING EFFICIENCY MINIMIZED WIDTH IUS ALCOVE IN BEDROOM BUILDING FACADE ARTICULATION



#### 1 BED, 1 BATH

ALCHEMY BY ALTA San Francisco, CA

660 GSF 580 NSF 2010 CBC WITH SLEEPING ALCOVE





## **RELEVANT UNIT PLANS**

 $(\uparrow$ 



**MISTRAL ST** 

# **2300 HARRISON ST**



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8/7/20 PM

	NCIC	co(	

EXISTING BUILDING

NEW BLDG. EXPANSION

#### 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

19TH ST

0 10

## **EAST EXTERIOR ELEVATION**



TREAT AVE

# **2300 HARRISON ST**



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## SAN FRANCISCO, CA

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08/22/19

#### 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

HARRISON ST

# **SOUTH EXTERIOR ELEVATION**



**19TH STREET** 

# **2300 HARRISON ST**



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8/7/2 PM

NEW BLDG. EXPANSION EXISTING BUILDING

## SAN FRANCISCO, CA

**WEST EXTERIOR ELEVATION** 

A313

15068

#### 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

MISTRAL ST

20



# **2300 HARRISON ST**

8/7/20 PM

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## SAN FRANCISCO, CA

15068

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

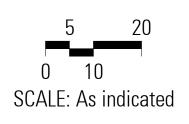
#### MATERIALS KEY

- 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

TREAT AVE

**A314** 

## **NORTH EXTERIOR ELEVATION**



8/7/20 PM

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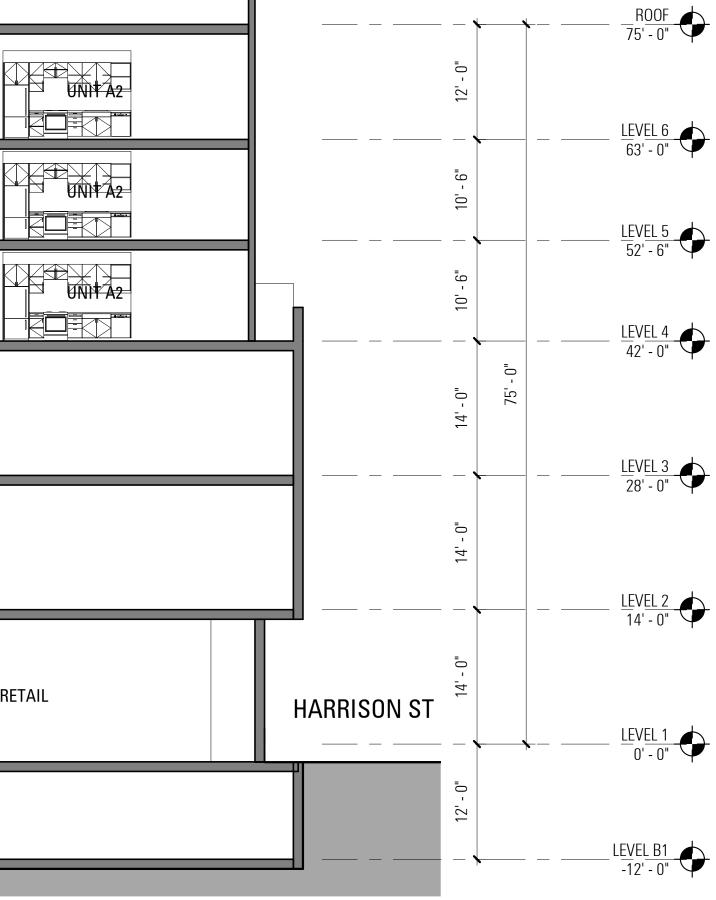
	UNIT B1					
	UNIT B1					
	UNIT B1		AMENITY			
	OFFICE			OFFICE		
	OFFICE			OFFICE		
TREAT AVE	TRASH/MEP			RESIDENTIAL PARKING GARAGE		RETA
				OFFICE PARKING GARAGE		

## SAN FRANCISCO, CA

/ WALKWAY BEYOND

08/22/19

**A321** 

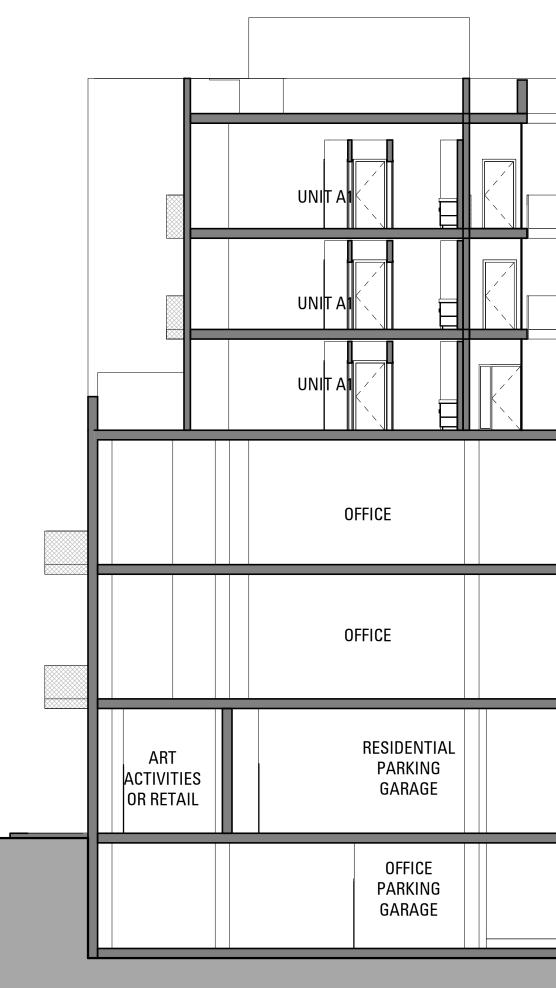




20

0 10

SCALE: 1" = 10'-0"





8/7/20 PM

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## SAN FRANCISCO, CA

		EXIST. STAIR PENTHOUSE	
v			
	ALIGN		
v	ALIGN		
NEW BLDG. EXPANSION	EXISTING BUILDING		

#### ROOF 75' - 0" 0 12 LEVEL 6 63' - 0" 0 \_\_\_\_\_\_52' - 6" LEVEL 4 42' - 0" LEVEL 3 28' - 0" 0 14' LEVEL 2 14' - 0" \_\_\_\_\_ 0 14' LEVEL 1 0' - 0" 12' - LEVEL B1 -12' - 0"

## **BUILDING SECTIONS**

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





## **2300 Harrison Project Benefits**

- experience.
- subject to insurance and indemnification.
- Design revisions based on USM's requests.

## **2300 HARRISON ST**

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 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

Allowing Carnaval to use the remaining surface parking area near the 19th and Harrison corner,

• 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.

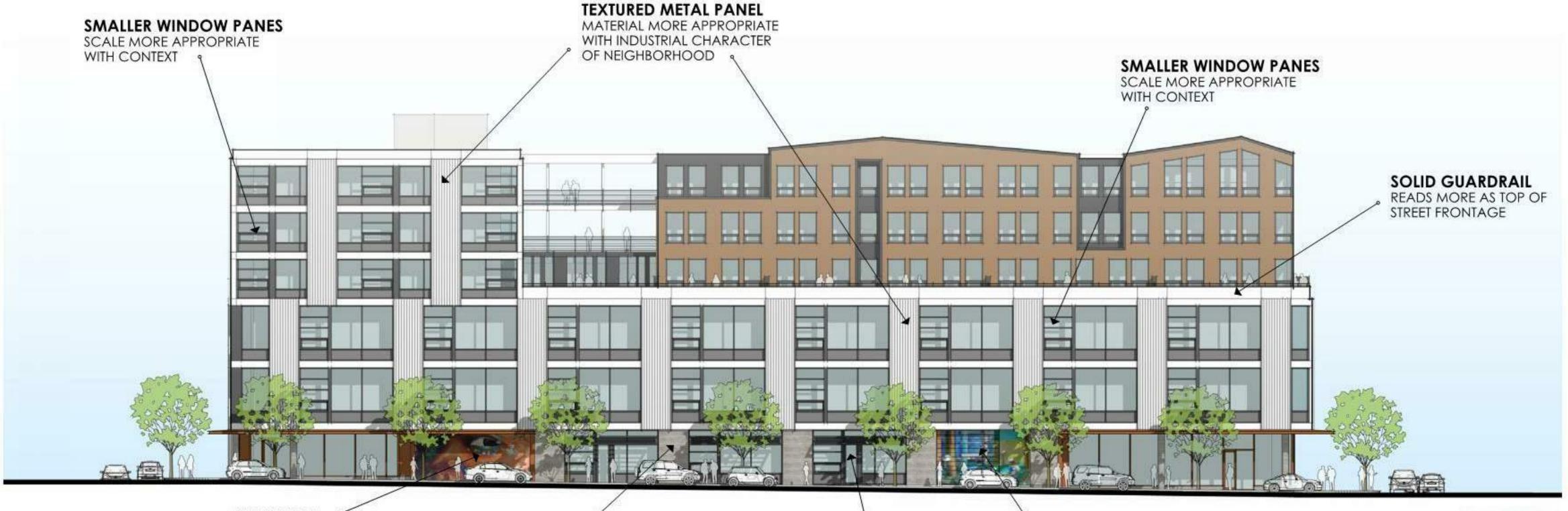
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## **PROJECT BENEFITS**









ART MURAL ADDED TEXTURE AT BASE

2300 HARRISON STREET

# **2300 HARRISON ST**

3/7/2 M

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#### MISTRAL ST. ELEVATION - FROM LPA

BOARD FORMED CONCRETE ADDED TEXTURE AT BASE

**VOLUMETRIC ENTRIES** RECESS STOREFRONTS AND ADDED TRELLIS CANOPIES TO CREATE MORE DEPTH

ART MURAL PAINTED ONTO GARAGE DOOR



#### PLANNING/COMMUNITY MEETINGS UPDATES

March 12, 2019

## SAN FRANCISCO, CA

15068

08/22/19

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



**PLANNING/COMM MEETINGS UPDATES** 









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.



#### **RESPONSE:**

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

2300 HARRISON STREET

# **2300 HARRISON ST**



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TO MAXIMIZE USE OF INDOOR AND OUTDOOR SPACE (460 SF INDOOR + 638 SF OUTDOOR = 1,068 SF TOTAL)

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





#### **RESPONSE:**

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

### PLANNING/COMMUNITY MEETINGS UPDATES

March 12, 2019

## SAN FRANCISCO, CA

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**BAR** architects

## **PLANNING/COMM MEETINGS UPDATES**











2300 HARRISON STREET PLANNING/COMMUNITY MEETINGS UPDATES

# **2300 HARRISON ST**



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ARTISAN SPACE - FROM LPA

March 12, 2019

## SAN FRANCISCO, CA

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**ARTISAN SPACE - PER PLANNING COMMENTS** 

A. 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



## **PLANNING/COMM MEETINGS UPDATES**











#### 2300 HARRISON STREET PLANNING/COMMUNITY MEETINGS UPDATES

# **2300 HARRISON ST**



3/7/2 M

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**RETAIL STOREFRONT - FROM LPA** 



**RETAIL STOREFRONT - PER USM COMMENTS** 

March 12, 2019

## SAN FRANCISCO, CA

15068

**RETAIL STOREFRONT - PER PLANNING COMMENTS** 



# **PLANNING/COMM MEETINGS UPDATES**











#### 2300 HARRISON STREET PLANNING/COMMUNITY MEETINGS UPDATES

#### SAN FRANCISCO, CA **2300 HARRISON ST**

3/7/2 M

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March 12, 2019

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



**COMMERCIAL FACADE** - PER PLANNING COMMENTS

**RESPONSE:** ADDED HORIZONTAL MULLION



## **PLANNING/COMM MEETINGS UPDATES**









#### 2300 HARRISON STREET

#### SAN FRANCISCO, CA **2300 HARRISON ST**

8/7/2 PM

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March 12, 2019

15068

D. CREATE MORE DEPTH ON RESIDENTIAL FACADE

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

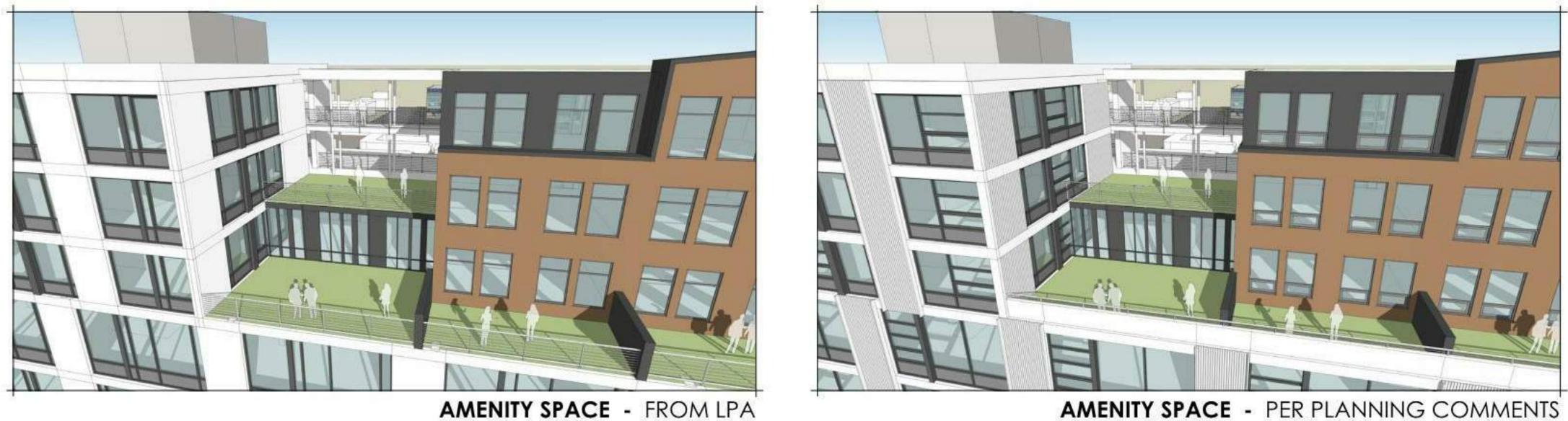


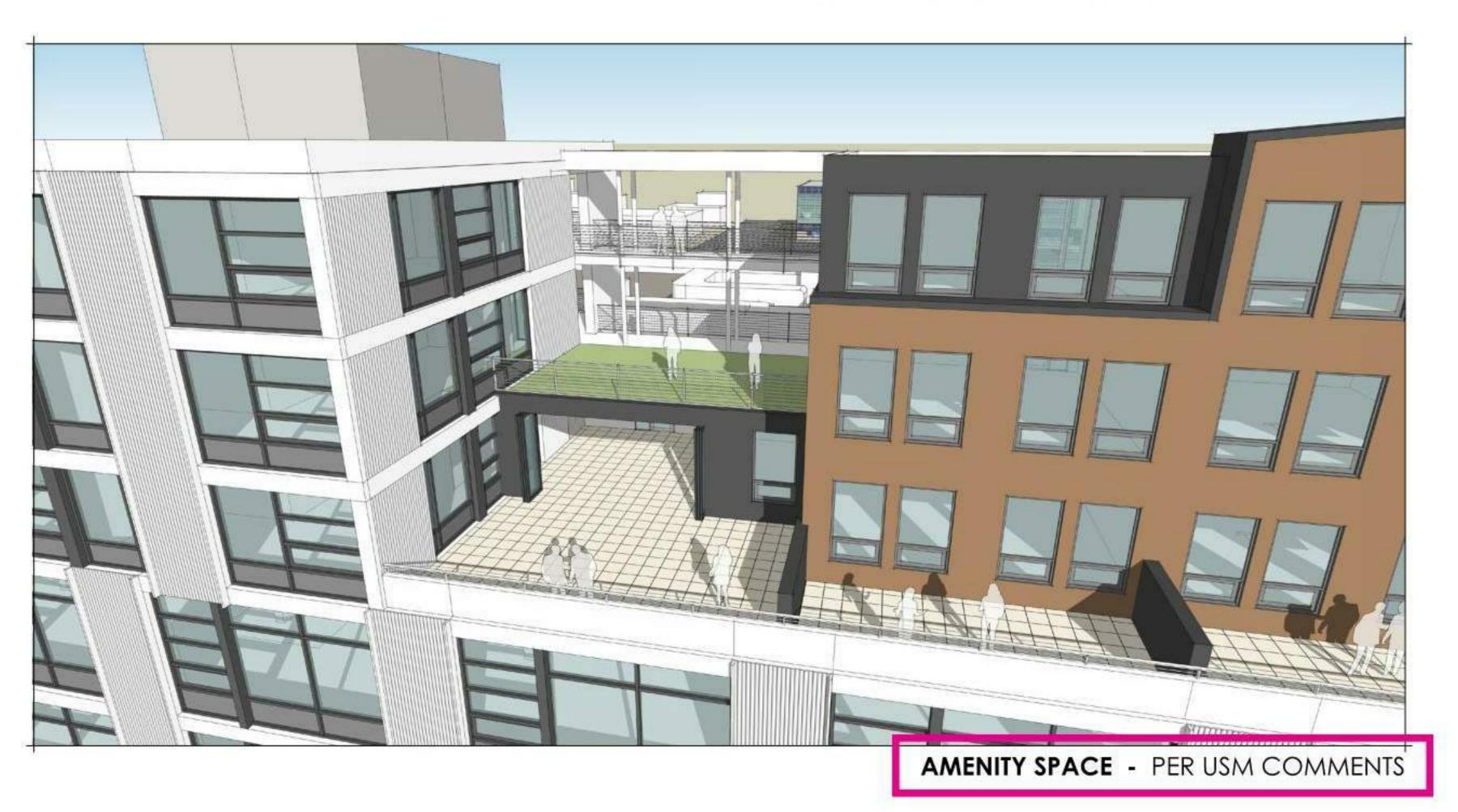
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**A507** 

# **PLANNING/COMM MEETINGS UPDATES**

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2300 HARRISON STREET PLANNING/COMMUNITY MEETINGS UPDATES

# **2300 HARRISON ST**

8/7/2 PM

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AMENITY SPACE - FROM LPA



March 12, 2019

## SAN FRANCISCO, CA

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E. 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)



7

**A508** 

# **PLANNING/COMM MEETINGS UPDATES**

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