

4TH and Harrison

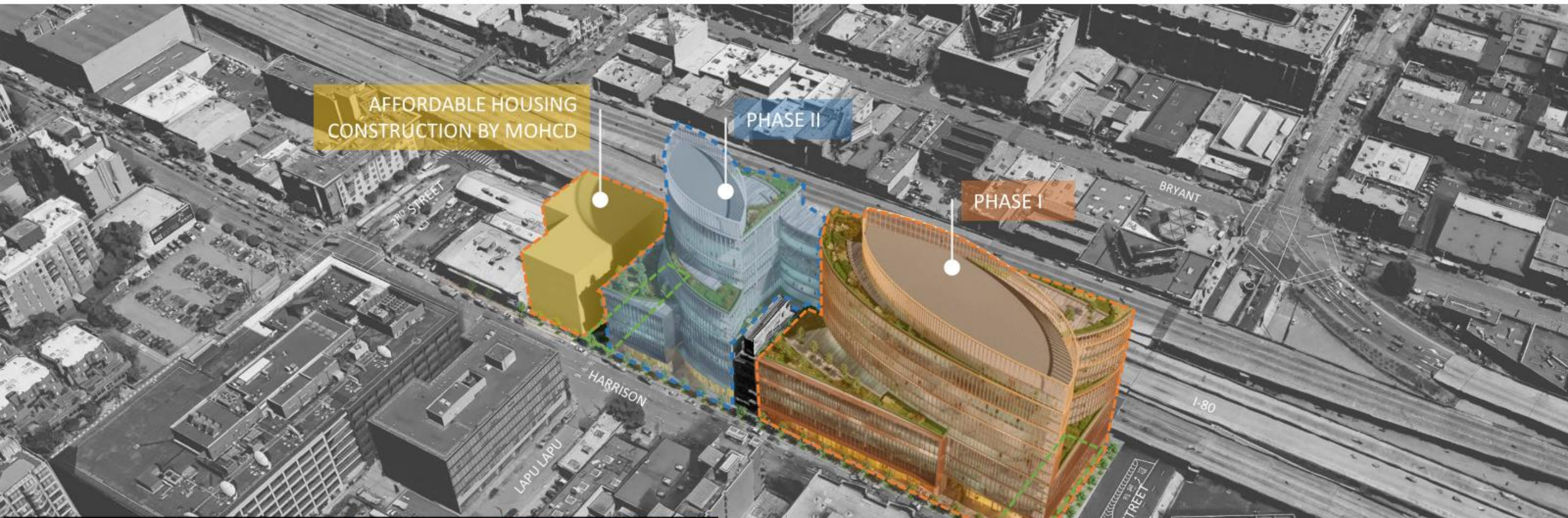
Aaron Fenton

Boston Properties

Existing Site



Phasing Diagram



AREA	PHASE I	PHASE II	HOUSING
AFFORDABLE HOUSING LAND DONATION	15,000 SF (lot size)	-	-
AFFORDABLE HOUSING DEVELOPMENT	-	-	103,040 SF
PDR	15,200 SF	13,900 SF	-
MICRO-RETAIL (4)	3,900 SF	-	-
OFFICE	505,000 SF	265,000 SF	-
CHILD CARE	-	3,000 SF	-
POPOS (INDOOR/OUTDOOR)	9,600 SF	7,100 SF	-
IMPACT FEES PAID	PRO RATA	PRO RATA	-
TOTAL CONSTRUCTED GROSS	608,700 SF	326,300 SF	103,040 SF

Project Overview



Affordable Housing: 15,000 sq. ft. on-site land donation to MOHCD
Lot accommodates up to 144 units to be built by MOHCD

Privately Owned Public Open Space: 16,700 sq. ft. provided on-site
9,600 sq. ft. indoor/outdoor along 4th Street
7,100 sq. ft. outdoor at Mid-block Alley

Better Streets: Expanded and improved sidewalks at Harrison, Perry & 4th
South side of Harrison increased to 15ft width for entire block
North side of Perry Street from 4th Street to the new Mid-block Alley

Retail: 3,900 sq. ft. of micro-retail spaces as four units of 975 sq. ft. each
Retail fronts Harrison, Perry, and 4th Street POPOS

Production, Distribution, & Repair Spaces: 29,100 sq. ft. provided on-site
Fronting Harrison Street & Perry Street, & Mid-block Alley

Child Care: 4,000 sq. ft. on-site facility + 1,125 sq. ft. outdoor play area
Accommodates up to 30 children

Office: 770,000 sq. ft. located above ground level
Two lobbies located at grade level

\$518 million

total present day value of public/private benefits incl. 30 years of tax payments

Fiscal and Economic Benefits

- **\$19.9 million** in direct **annual** tax revenue
for the City & County of San Francisco, incl.:
 - **\$16 million** annual revenue from Ad Valorem Tax
 - **\$2.5 million** annual revenue from CSoMa Mello-Roos CFD Tax
- **\$82 million** in direct, one-time impact fees for the City, including:
 - **\$40 million** in Jobs-Housing Linkage Program
 - **\$19 million** in Transportation Sustainability Fees
 - **\$16 million** in Eastern Neighborhood Fees

Public Benefits

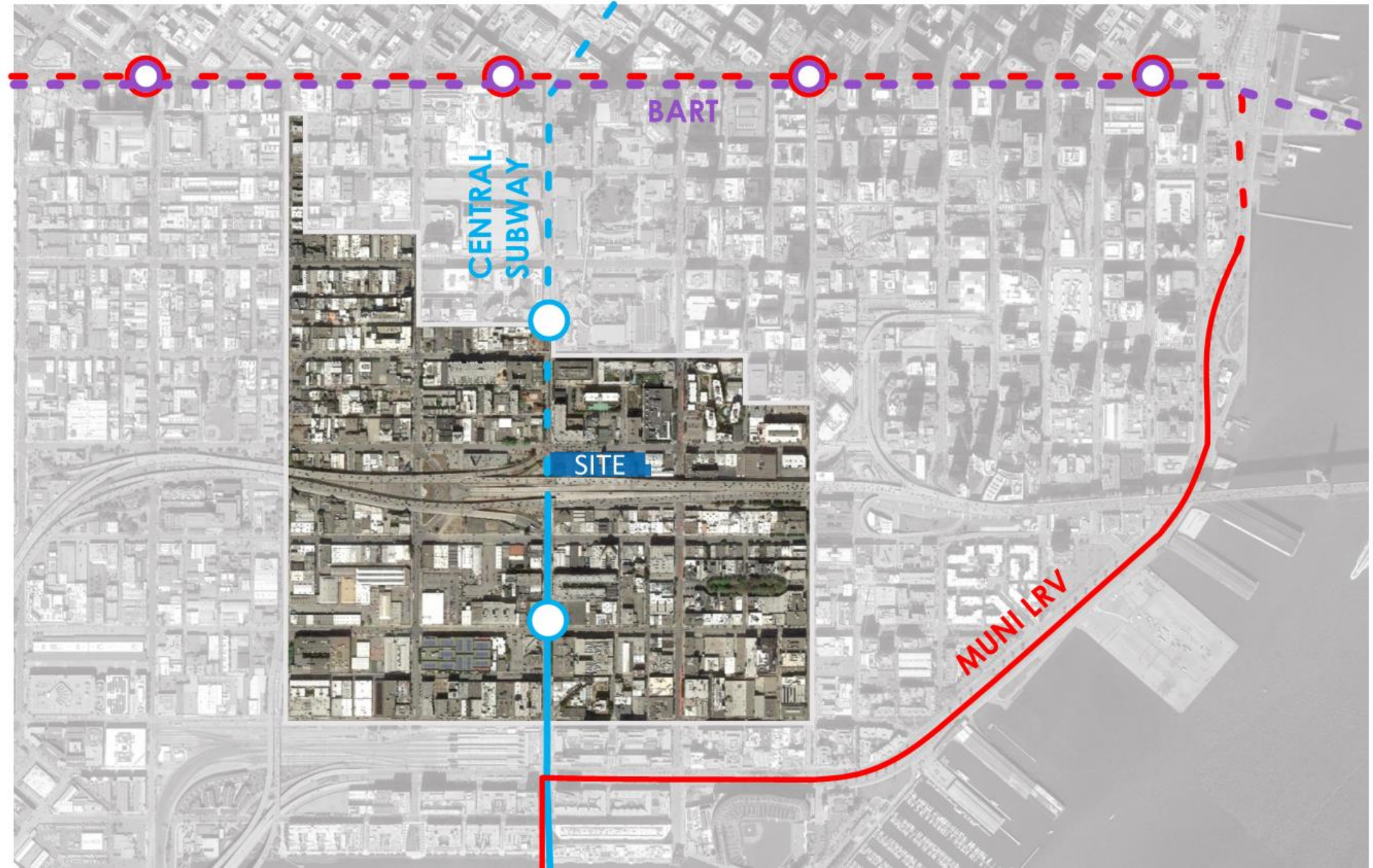
- **\$13 million** for ~15,000 SF of below-market PDR
- **\$2.5 million** for 3,900 SF neighborhood-serving Micro Retail
- **\$15 million** for 15,000 SF on-site land dedication to the City
for 100% affordable housing (up to 144 units)
- **\$425,000** contribution towards environmental remediation
on the affordable housing site
- **\$2 million** for 3,000 SF child care center (on-site)
- **\$5 million** for privately-owned public open space
- **\$3 million** for Public Art
- **\$10 million** for LEED Platinum certification, incl. zero carbon bldg.
- **\$100,000** for future crosswalk to enhance pedestrian safety

Character & Design

Paul Woolford

HOK

Central SoMa



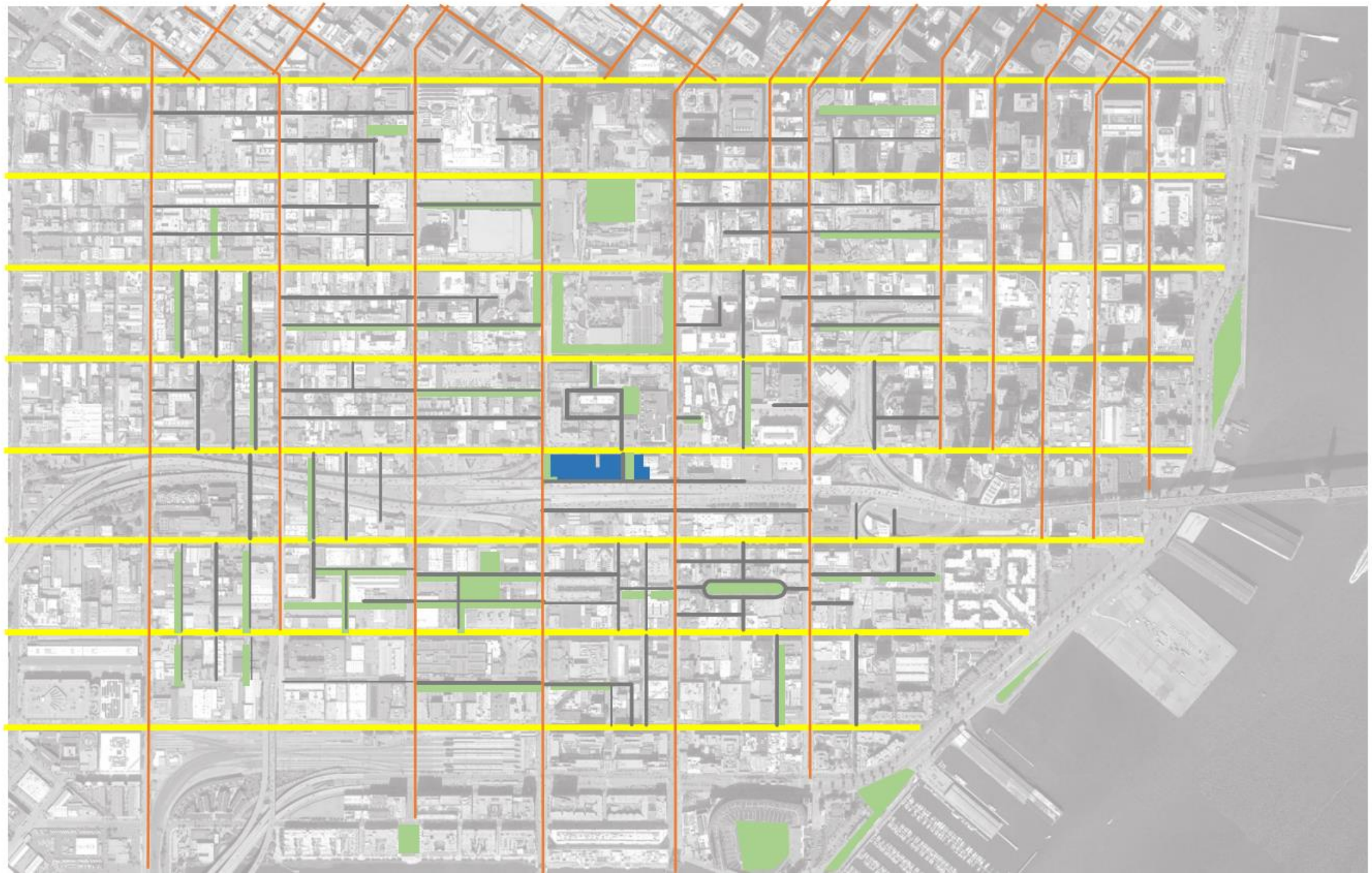
BART

CENTRAL
SUBWAY

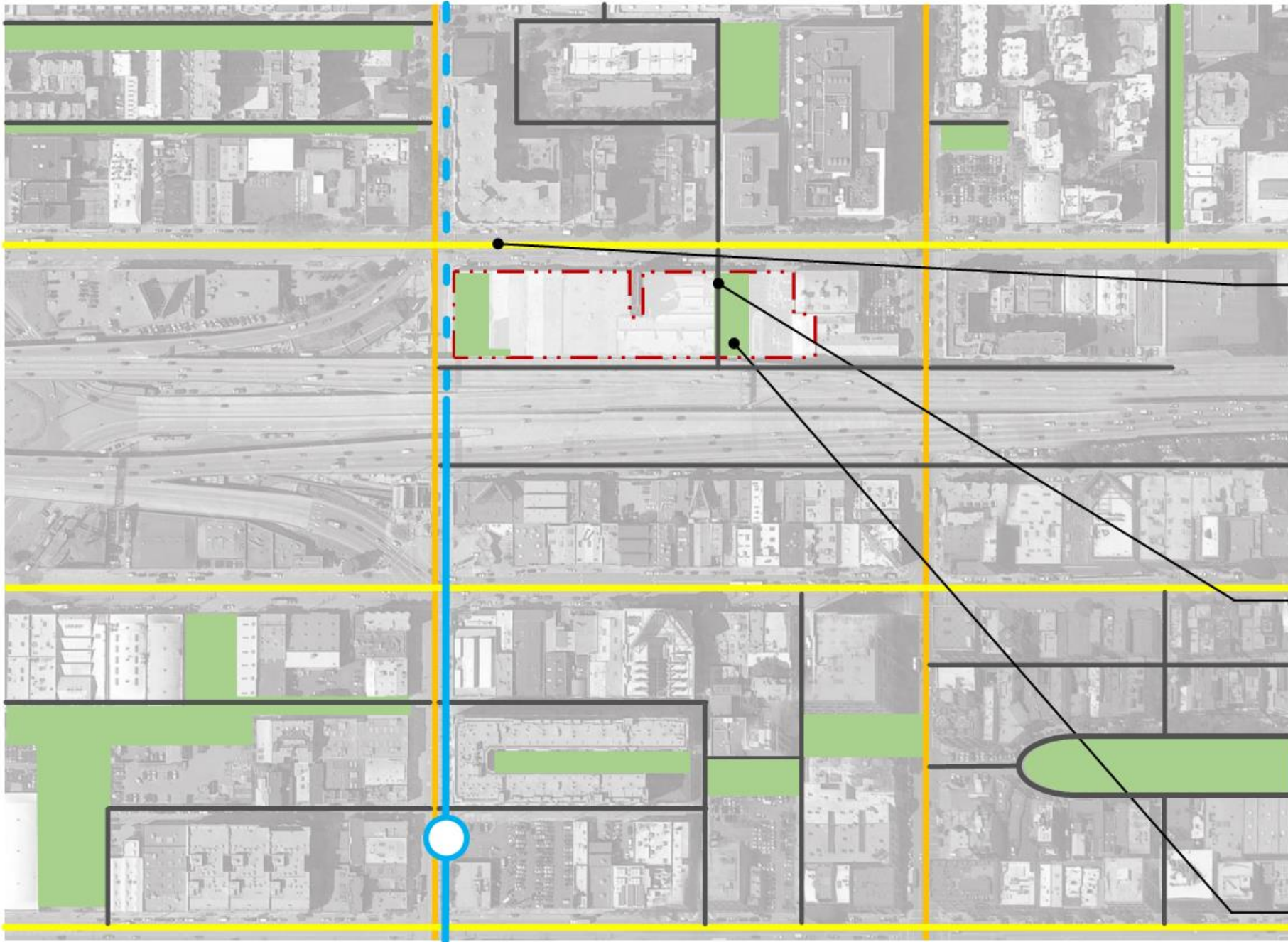
SITE

MUNI LRV

Interconnections



Urban Connection



Major Streets

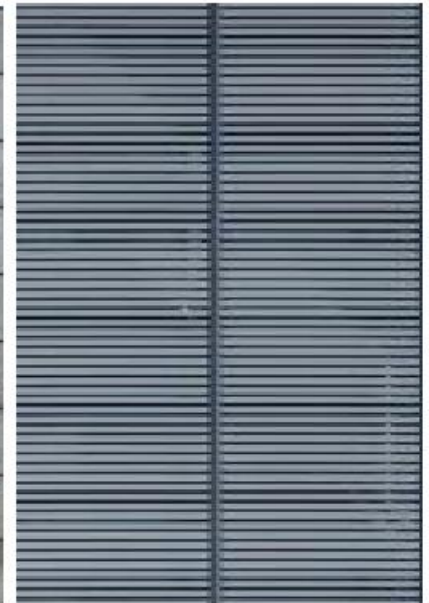
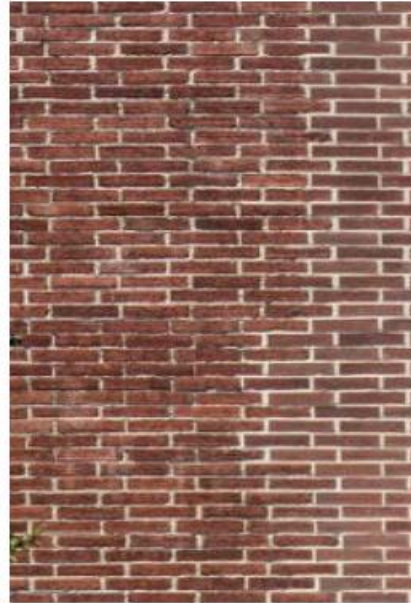


Alleys



Open Spaces

Central SoMa Character



Geometry of Subtraction



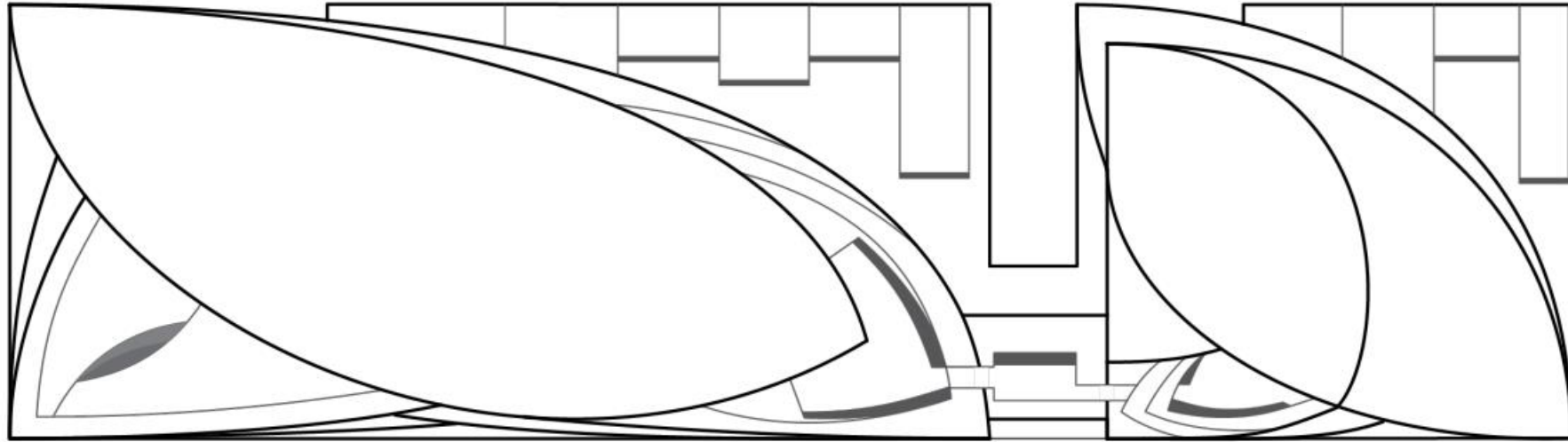
Geometry of Infrastructure



Cascade



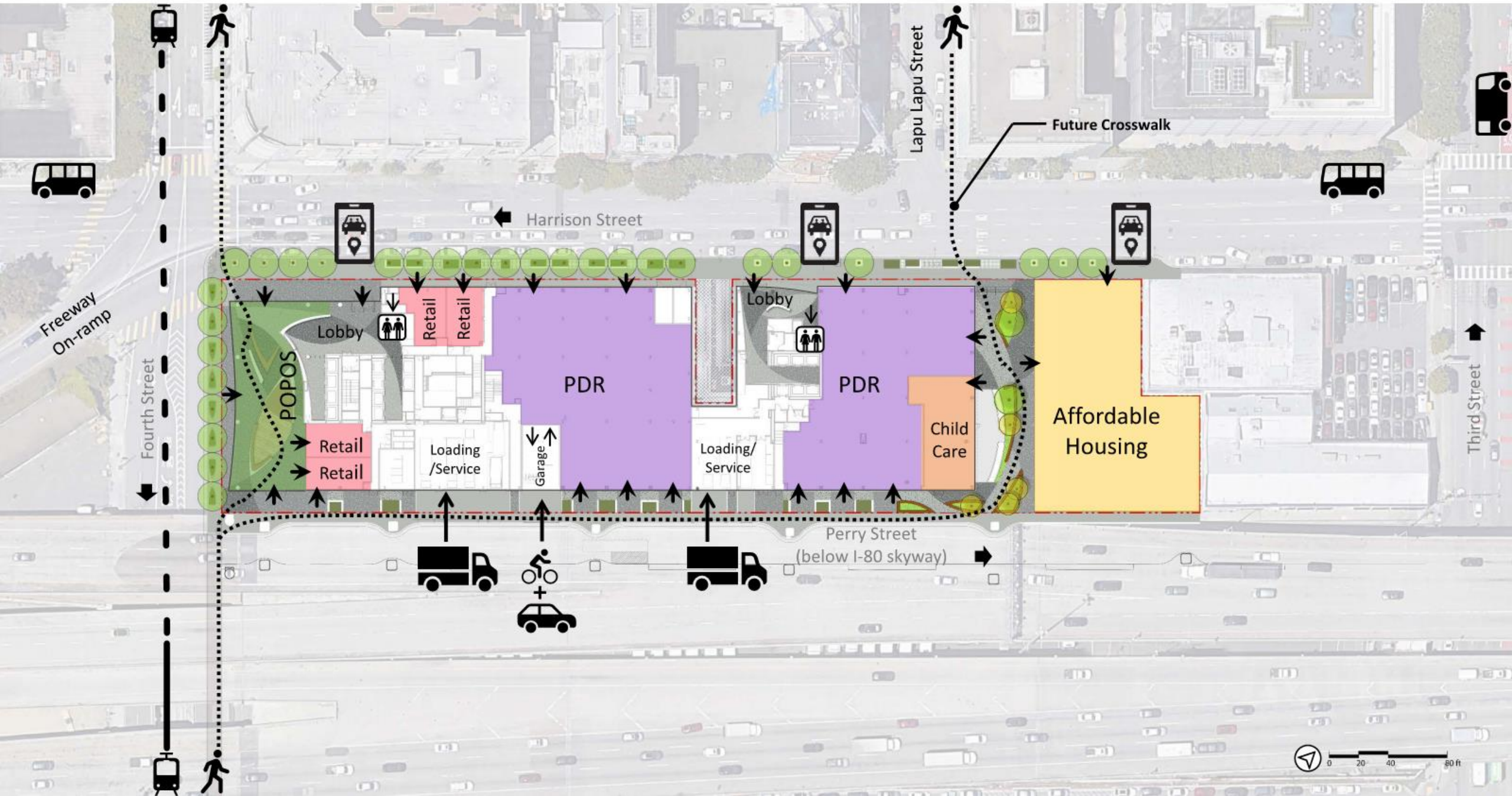
Parti Diagram



Site Plan



Site / Building Access



POPOS at 4th Street



POPOS at 4th & Perry Streets



POPOS at 4th Street Interior



POPOS at 4th Street Interior



Harrison at 4th Street



PDR along Harrison Street



Mid-block Alley



Skyline



Urban Room



**URBAN
ROOM**

Stack Bands



Fenestration Pulse



PULSE

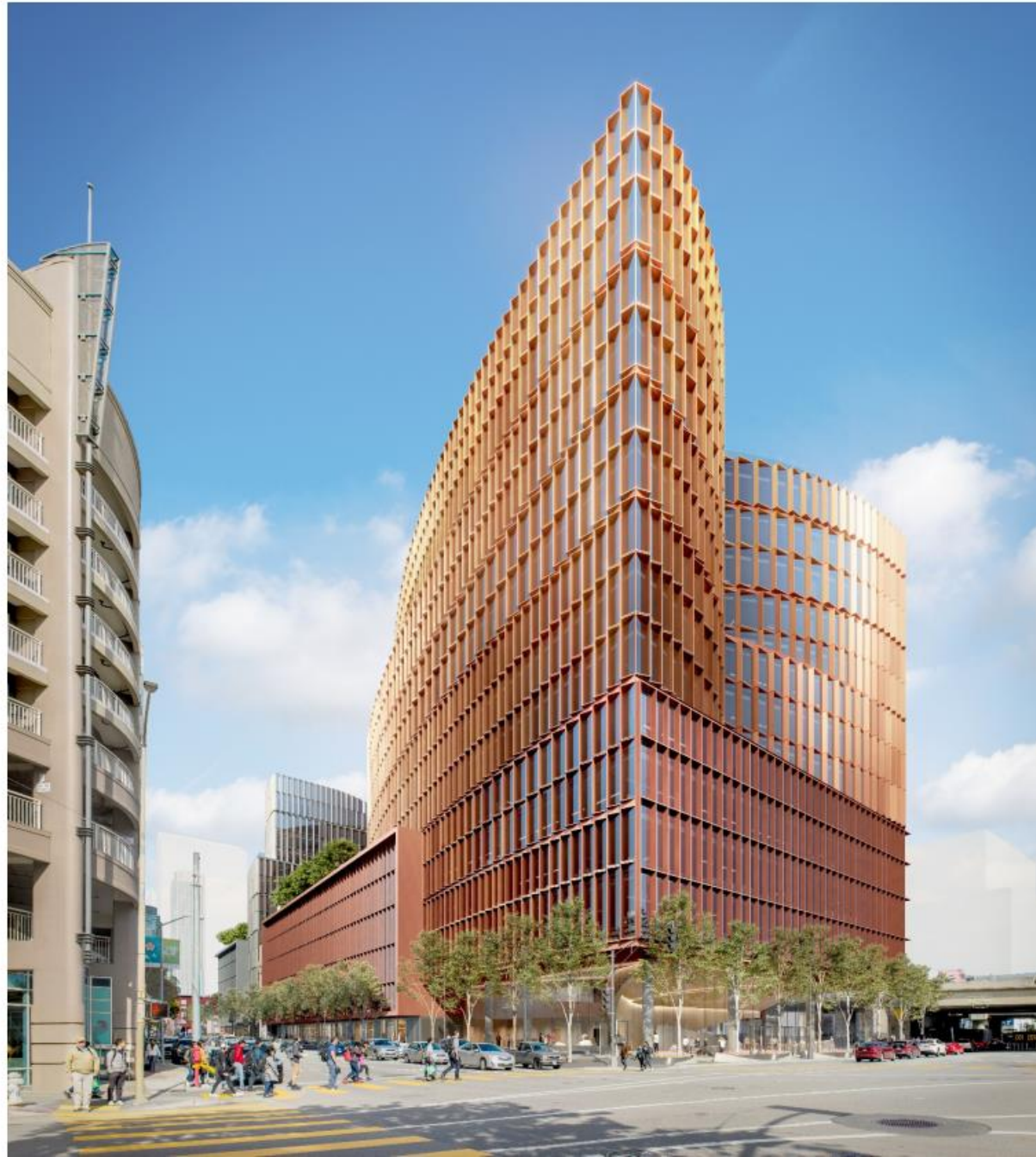
Palette Gradation



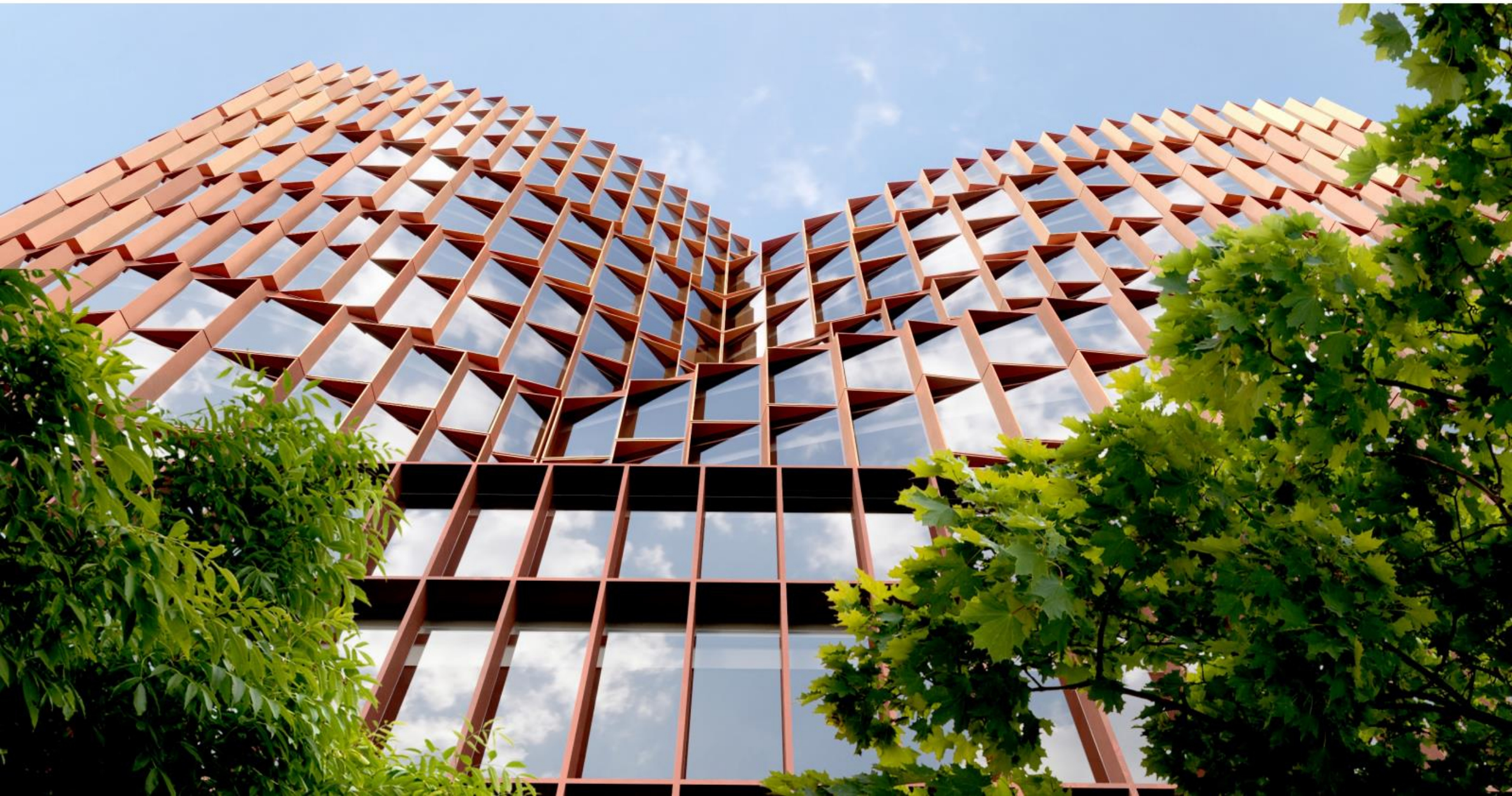
LIGHTER

DARKER

4TH & Harrison



Façade Articulation – 4th Street



Aerial



Future Context



Thank You