



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Large Project Authorization, Office Authorization Allocation & Variance

HEARING DATE: DECEMBER 12, 2019

Record No.: 2005.0759ENX/OFA/VAR-02
Project Address: 725 HARRISON STREET
Zoning: CMUO (Central SoMa Mixed Use Office) Zoning District
85-X-160-CS; 130-X-160-CS; 130-CS Height and Bulk Districts
Central SoMa Special Use District
East SoMa Special Use District
Block/Lot: 3762/106, 108, 109, 112, 116, and 117
Project Sponsor: Aaron Fenton
Boston Properties, LP
Four Embarcadero Center
San Francisco, CA, 94111
Staff Contact: Esmeralda Jardines – (415) 575-9144
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

Commonly referred to as the “4th and Harrison” Key Development Site, the Project includes demolition of five existing buildings on the Project Site, a lot merger, dedicating a 15,000-square foot lot to MOHCD for the construction of new affordable housing, and new construction of a 14-story, 185-ft tall, mixed-use building approximately 935,000 gross square feet in total (excluding the affordable housing).

The Project consists of office, PDR, retail, and child care uses (the “Commercial Building”). The Commercial Building will include approximately 770,000 square feet of office space, 3,900 square feet of retail with four micro-retail spaces, 29,100 square feet devoted to two PDR spaces, 3,000 square feet of child care use, 16,700 square feet of interior and exterior POPOS, 116 off-street below-grade parking spaces, 5 off-street freight loading spaces plus six service vehicles (counting as three loading spaces, for a total of 8 loading spaces), 292 bicycle parking spaces (258 Class I, 34 Class II), 22 showers, and 36 lockers.

The Commercial Building consists of one structure that has two separate massing components: the larger, oblong-shaped structure with the massing towards Harrison and Fourth Streets (western portion), and a smaller spheroid-shaped structure with the massing running diagonally from Harrison to Perry Streets fronting the mid-block paseo (eastern portion). The structure will be approximately 185 feet tall, with a 20-foot-tall mechanical screen at the western portion, for a total height of 205 feet, and an 11-foot-6-inch-tall mechanical screen at the eastern portion, for a total height of 196 feet 6 inches.

The future Affordable Housing Building will be located on eastern portion of the lot and is anticipated to be an 85-foot, 8-floor building with a ground floor lobby and amenity space and approximately 144 units

above. The final layout of the Affordable Housing Building will ultimately be decided by MOHCD.

The Project will be constructed in two phases:

Phase I:

- 505,000 gsf of office
- 15,200 square feet of PDR
- 3,900 gsf of micro-retail
- 9,600 gsf of POPOS
- Land Dedication to MOHCD for the development of approximately 103,040 gsf for inclusionary affordable housing (up to 144 dwelling units)

Phase II:

- 265,000 gsf of office
- 13,900 square feet of PDR
- 3,000 gsf child care facility
- 7,100 gsf of POPOS, including the mid-block paseo

The Project is contemplated as a single project that is approved by this Motion and the Variance approval which approvals will be vested based on commencement of construction for the entire Project (i.e. commencement of Phase I). To proceed with Phase II, the Project Sponsor will be required to obtain additional allocation of office use under Section 321 and pull any site and/or building permits related thereto.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Large Project Authorization, pursuant to Planning Code Section 329, for the construction of new buildings greater than 85 feet in height and more than 50,000 gross square feet within the Central SoMa Special Use District, with exceptions to the following Planning Code Sections:

1. Building Setbacks and Street Wall Articulation (Section 132.4);
2. Narrow and Mid-Block Alley Controls (Section 261.1);
3. Horizontal Mass Reduction (Section 270.1); and
4. Wind (Section 249.78(d)(9)).

In addition, the Commission must authorize an Office Development Authorization of approximately 505,000 gsf of new office space pursuant to Planning Code Sections 321, 322 and 848.

ISSUES AND OTHER CONSIDERATIONS

Public Comment & Outreach. To date, the Department has not received any comments regarding the Project. Over the last two years, the Project Sponsor has conducted extensive neighborhood outreach, including meetings with individual stakeholders and separate workshops and community outreach forums.

Phasing. As described above, the Project has been broken down into two phases based on the availability of office development allocations. Under the Large Project Authorization, the Commission is approving

the Project in its entirety (both Phase 1, Phase 2 and the Land Dedication); although, Phase 2 would not be implemented until the Commission approves the Office Development under Planning Code Sections 320-325. Department staff has determined that the individual phases meet the standards of Planning Code Section 329 (both individually and collectively).

Large Project Authorization within the Central SoMa Special Use District (SUD). The Commission must grant Large Project Authorization (LPA) pursuant to Planning Code Section 329 to allow construction of a new building greater than 85 feet in height or for new construction of more than over 50,000 gross square feet in the Central SoMa Special Use District (SUD). As part of the LPA, the Commission may grant exceptions from certain Planning Code requirements for projects that exhibit a unique and superior architectural design; provide qualified amenities in excess of what is required by the Code; and for Key Site development projects. As listed above, the project is seeking numerous exceptions, which are generally supported by Department staff given the qualified amenities and overall design of the Project.

Variances. The Project is requesting variances from the Zoning Administrator from the Planning Code requirements for Permitted Obstructions (Planning Code Section 136), Street Frontage Active Use and Parking and Loading Entrances (Planning Code Sections 145.1, and Ground Floor Commercial along 4th Street (Planning Code Section 145.4).

Qualified Amenity – Key Sites. The Project will dedicate a 15,000-square foot parcel, pursuant to Planning Code Section 413.7, to the Mayor’s Office of Housing and Community Development (MOHCD) for the construction of affordable housing.

Office Development Allocation. The Project would construct a total of approximately 770,000 gsf of office space. Within the CMUO (Central SoMa Mixed Use Office) Zoning District, office use is permitted as of right, pursuant to Planning Code Section 848. As of November 27, 2019, there was approximately 896,752 square feet of “Large” Cap Office Development available under the Section 321 office allocation program.

The Department recommends that the Commission grant an Office Development Authorization for only Phase 1 of the Project, which would amount to 505,000 square feet of office use.

Development Impact Fees. The Project will be subject to development impact fees, including the Central SoMa Community Services Facility Fee, Central SoMa Infrastructure and Impact Fee, Eastern Neighborhoods Impact Fees, Eastern Neighborhoods Affordable Housing Fee, Transportation Sustainability Fee, and Jobs-Housing Linkage Fee.

Open Space/Recreation and Parks Commission. The Project does not cast new shadow upon any existing property owned and operated by the Recreation and Parks Commission. Therefore, Planning Code Section 295 (Height Restrictions on Structures Shadowing Property under the Jurisdiction of the Recreation and Park Commission) is not applicable to the project site.

ENVIRONMENTAL REVIEW

The Department anticipates publication of a Community Plan Exemption Certificate for the Project. The environmental document shall be made available to the Commission and public prior to the public hearing on December 12, 2019.

BASIS FOR RECOMMENDATION

The Department believes this project is approvable for the following reasons:

- The Department finds that the Project is, on balance, consistent with the Central SoMa Plan and the relevant Objectives and Policies of the General Plan.
- The Project produces a new mixed-use development ground floor PDR, Childcare, Retail and significant site updates, including landscaping, and common open space. Per the Central SoMa Plan, these elements will substantially improve the surrounding neighborhood.
- The site is currently underutilized, and the addition of new ground-floor retail spaces and publicly-accessible open spaces will enliven the streetscape.
- The Project will dedicate an approximately 15,000-square foot parcel for the construction of affordable housing contiguous to the project site that will add new affordable housing units to the City's housing stock.
- The Project is desirable for, and compatible with the vision for the neighborhood.

ATTACHMENTS:

Draft Motion – Large Project Authorization with Conditions of Approval (Exhibit A)

Draft Motion – Office Development Allocation with Conditions of Approval

Exhibit B – Land Use Data Table

Exhibit C – Maps and Context Photographs

Exhibit D – Project Sponsor Brief

Exhibit E – Plans and Renderings

Exhibit F – Proposed Demolition and Existing Lot Lines Diagram

Exhibit G – First Source Hiring Affidavit

Exhibit H – Memorandum from Mayors Office of Housing and Community Development, re: Land Dedication



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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Property Owner: Barret Block Partners, LP
Burlingame, CA
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ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS FROM THE 1) BUILDING SETBACKS AND STREETWALL ARTICULATION, PURSUANT TO PLANNING CODE SECTION 132.4; 2) NARROW AND MID-BLOCK ALLEY CONTROLS, PURSUANT TO PLANNING CODE SECTION 261.1; 3) HORIZONTAL MASS REDUCTION, PURSUANT TO PLANNING CODE SECTION 270.1; AND 4) WIND, PURSUANT TO PLANNING CODE SECTION 249.78 (d)(9), FOR THE PROJECT THAT INCLUDES THE DEMOLITION OF FIVE EXISTING BUILDINGS, THE MERGER OF SIX LOTS, AND THE NEW CONSTRUCTION OF A 14-STORY, 185-FT TALL, MIXED-USE BUILDING (MEASURING APPROXIMATELY 935,000 SQUARE FEET) WITH 770,000 SQUARE FEET OF OFFICE, 29,100 SQUARE FEET OF PRODUCTION, DISTRIBUTION, AND REPAIR USE, 3,900 SQUARE FEET OF GROUND FLOOR RETAIL USE, 3,000 SQUARE FEET OF CHILD CARE FACILITY, 116 OFF-STREET BELOW-GRADE PARKING SPACES, 5 OFF-STREET FREIGHT LOADING SPACES PLUS SIX SERVICE VEHICLES, 292 BICYCLE PARKING SPACES (258 CLASS I, 34 CLASS II), 16,700 SQUARE FEET OF ON-SITE OPEN SPACE (6,500 SQUARE FEET OF INDOOR POPOS AND 10,200 SQUARE FEET OF EXTERIOR POPOS INCLUDING A MID-BLOCK ALLEY), AND VARIOUS STREETScape IMPROVEMENTS, AS WELL AS INCLUDING THE DEDICATION OF A 15,000 SQUARE FOOT PORTION OF THE LOT TO THE MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT FOR THE CONSTRUCTION OF INCLUSIONARY AFFORDABLE HOUSING, LOCATED AT 725 HARRISON STREET, LOTS: 106, 108, 109, 112, 116 AND 117 IN ASSESSOR'S BLOCK 3762, WITHIN THE CMUO (CENTRAL SOMA MIXED USE OFFICE) ZONING DISTRICT, CENTRAL SOMA SPECIAL USE DISTRICT, AND 85-X-160-CS, 130-X-160-CS, AND 130-CS HEIGHT AND BULK DISTRICTS, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On December 12, 2017, Aaron Fenton of Boston Properties, Limited Partnership (hereinafter "Project Sponsor") filed a Large Project Authorization Application No. 2005.0759ENX (hereinafter "Application") with the Planning Department (hereinafter "Department") pursuant to Planning Code Section 329 to demolish the existing five buildings on the project site, merge the lots, and construct a new 14-story, 185-ft tall, mixed-use building (approximately 935,000 square feet) with 770,000 square feet of Office use, 29,100 square feet of Production, Distribution, and Repair ("PDR") use, 3,900 square feet of ground floor Micro-Retail use, and 3,000 square feet of Child Care Facility use, 116 off-street below-grade parking spaces, 5 off-street freight loading spaces plus six service vehicles (counting as three loading spaces, for a total of 8 loading spaces), 292 bicycle parking spaces (258 Class I, 34 Class II), 22 showers, and 36 lockers, 16,700 square feet of on-site open space (6,500 square feet of indoor POPOS and 10,200 square feet of exterior POPOS including a mid-block alley), and various streetscape improvements. The project also includes the dedication of a 15,000 square foot portion of the lot to the Mayor's Office of Housing and Community Development ("MOHCD") for the construction of an 8-story, 85-foot tall building with up to 144 dwelling units (collectively, the "Project") at 725 Harrison Street, Block 3662 Lots: 106, 108, 109, 112, 116, and 117 (hereinafter "Project Site").

The environmental effects of the Project were fully reviewed under the Final Environmental Impact Report for the Central SoMa Plan (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on May 10, 2018, by Motion No. 20182, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et. seq.*, (hereinafter "CEQA") the State CEQA Guidelines (Cal. Admin. Code Title 14, section 15000 *et seq.*, (hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31"). The Commission has reviewed the EIR, which has been available for this Commission's review as well as public review.

The Central SoMa Plan EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Central SoMa Plan, the Commission adopted CEQA findings in its Resolution No. 20183 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have more severe adverse impact than that

discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On [DATE], 2019, the Department determined that the Project did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Central SoMa Area Plan and was encompassed within the analysis contained in the EIR. Since the EIR was finalized, there have been no substantive changes to the Central SoMa Area Plan and no substantive changes in circumstances that would require major revisions to the EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Central Soma Area Plan EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program ("MMRP") setting forth mitigation measures that were identified in the Central SoMa Plan EIR that are applicable to the Project. These mitigation measures are set forth in their entirety in the MMRP attached to the Motion as EXHIBIT C.

On December 12, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2005.0759ENX.

On December 12, 2019, the San Francisco Planning Commission (hereinafter "Commission") adopted Motion No. XXXXX, approving Phase I of an Office Development Authorization for the Project (Office Development Authorization Application No. 2005.0759OFA). Findings contained within Phase I motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

On December 12, 2019, the Zoning Administrator conducted a duly noticed public hearing on Variance Application No. 2005.0759VAR-02, approving the variances for the Project. Findings contained within said approval are incorporated herein by this reference thereto as if fully set forth in this Motion.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2005.0759ENX is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Large Project Authorization as requested in Application No. 2005.0759ENX, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** Commonly referred to as the “4th and Harrison” Key Development Site, the Project includes demolition of five existing buildings on the Project Site, dedicating a 15,000-square foot lot to MOHCD for the construction of new affordable housing, and new construction of a 14-story, 185-ft tall, mixed-use building approximately 935,000 gross square feet in total (excluding the affordable housing). The Project would also include the merger of Lots: 106, 108, 109, 112, 116 and 117 on Block 3762.

The Project consists of office, PDR, retail, and child care uses (the “Commercial Building”) as well as a land dedication to the City to develop a 100 percent affordable housing project in the future (the “Affordable Housing Building”). The Commercial Building will include approximately 770,000 square feet of office space, 3,900 square feet of retail with four micro-retail spaces, 29,100 square feet devoted to two PDR spaces, 3,000 square feet of child care use, 16,700 square feet of interior and exterior POPOS, 116 off-street below-grade parking spaces, 5 off-street freight loading spaces plus six service vehicles (counting as three loading spaces, for a total of 8 loading spaces), 292 bicycle parking spaces (258 Class I, 34 Class II), 22 showers, and 36 lockers.

The Commercial Building consists of one structure that has two separate massing components: the larger, oblong-shaped structure with the massing towards Harrison and Fourth Streets (western portion), and a smaller spheroid-shaped structure with the massing running diagonally from Harrison to Perry Streets fronting the mid-block paseo (eastern portion). The structure will be approximately 185 feet tall, with a 20-foot-tall mechanical screen at the western portion, for a total height of 205 feet, and an 11-foot-6-inch-tall mechanical screen at the eastern portion, for a total height of 196 feet 6 inches.

The future Affordable Housing Building will be located on eastern portion of the lot and is anticipated to be an 85-foot, 8-floor building with a ground floor lobby and amenity space and approximately 144 units above. The final layout of the Affordable Housing Building will ultimately be decided by MOHCD.

The Project will be constructed in two phases:

Phase I:

- 505,000 gsf of office
- 15,200 square feet of PDR
- 3,900 gsf of micro-retail
- 9,600 gsf of POPOS

- Land Dedication to MOHCD for the development of approximately 103,040 gsf for inclusionary affordable housing (up to 144 dwelling units)

Phase II:

- 265,000 gsf of office
 - 13,900 square feet of PDR
 - 3,000 gsf child care facility
 - 7,100 gsf of POPOS, including the mid-block paseo
3. **Site Description and Present Use.** The Project site (Assessor's Block 3762, Lots: 106 , 106, 108, 109, 112, 116 and 117) are located on the south side of Harrison Street, east side of 4th Street, and north side of Perry Street in San Francisco's SoMa neighborhood on an irregularly shaped development lot. Cumulatively, the six lots have a lot area of approximately 102,067 square feet (2.34 acres), with approximately 606-ft of frontage along Harrison Street, 160-ft of frontage along 4th Street, and 671-ft of frontage along Perry Street. The Project Site contains five existing buildings: 120 Perry Street on Lot 106 is a one-story 3,600-square foot automotive repair use; 130-132 Perry Street on Lot 109 is a two-story 2,000-square foot commercial/wholesale storage use; 777 Harrison Street and 401-425 4th Street as well as 765 Harrison Street, all on Lot 112, is a single-story 32,000-square foot parking garage; 765 Harrison Street is a single-story 20,000-square foot building with 14,000 square feet for automotive use and 6,000 square feet for commercial storage uses; 735-743 Harrison Street on Lot 116 are two buildings with a 35,000-square foot private parking garage. Lots 108 and 117 are vacant parcels. The Project Site does not include the existing 4-story building at 759 Harrison Street on Lot 113.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the CMUO Zoning Districts in the Central SoMa and East SoMa Area Plans. The immediate context is mixed in character with residential and ground floor commercial as well as industrial uses in the vicinity. The immediate neighborhood along Harrison includes two-to-eight story mixed-use buildings. The Project Site is located at the intersection of Harrison, 4th Street, and Perry Streets. Directly to the south and across Perry Street is the elevated Interstate 80 overpass; underneath the overpass is a Golden Gate Transit bus parking lot. Immediately to the west along 4th Street is the 4th Street downtown MUNI connection, across 4th Street is the Interstate 80 onramp. The Project Site is located within the Central SoMa Special Use District. Other zoning districts in the vicinity of the project site include: P (Public), MUR (Mixed-Use Residential), and SALI (Service Area Light Industrial) Zoning Districts. To the east of the project site across 3rd Street is another Central SoMa key site, 400 2nd Street/One Vassar.
5. **Public Outreach and Comments.** To date, the Department has not received any comments regarding the Project. Over the last two years, the Project Sponsor has conducted extensive neighborhood outreach, including meetings with individual stakeholders and separate workshops and community outreach forums.

6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Permitted Uses in the CMUO Zoning District.** Planning Code Section 848 states that office; most retail; institutional (except for hospital and medical cannabis dispensary); residential; and certain production, distribution, and repair uses are principally permitted within the CMUO Zoning District.

The Project would construct new general office, retail, PDR, and a child care facility (institutional). The Project would provide a land dedication for MOHCD to building 100% affordable housing—all of which are principally permitted within the CMUO Zoning District; therefore, the Project complies with permitted uses in Planning Code Section 848.

Per the Project's phasing plan, 505,000 square feet of office, 15,200 square feet of PDR, and 3,900 square feet of retail will be constructed in Phase I, and 265,000 square feet of office, 13,900 square feet of PDR, and 3,000 square feet of child-care facility will be constructed in Phase II.

- B. **Floor Area Ratio and Purchase of Transferrable Development Rights.** Planning Code Section 124 establishes basic floor area ratios (FAR) for all zoning districts. However, the CMUO Zoning District has no maximum FAR limit. Rather, Section 249.78(e)(3) requires 'Tier C' projects in the Central SoMa SUD that contains new construction or an addition of 50,000 square feet or more of non-residential development and has an FAR of a 3 to 1 or greater, to acquire TDR from a Transfer Lot in order to exceed an FAR of 3 to 1, up to an FAR of 4.25 to 1. Above an FAR of 4.25 to 1, the acquisition of additional TDR is not required.

Section 128.1(b) states that the land dedicated to the City for affordable housing pursuant to Section 249.78 is exempted from the calculation of the "Development Lot" area within the Central SoMa SUD.

The Project consists of new non-residential construction that is greater than 50,000 square feet. The Project was rezoned to split height and bulk districts of 130-X-160-CS, 85-X-160-CS, and 130-CS across six lots. All six lots are classified as Tier C. Thus, all six lots have an FAR of greater than 3 to 1. As such, the Project must acquire TDR to develop to the Tier C area from 3 to 1 to 4.25 to 1 (1.25 x lot area).

The Project site consists of an irregular-rectangular-shaped lot measuring approximately 102,067 square feet in size. After subtracting the land dedication site, the Property measures 87,067 square feet. The Code requires the purchase of TDR to develop an FAR from 3:1 to 4.25:1 (1.25 x lot area), which is 108,833 square feet (1.25 x 87,067 = 108.833). The Project Sponsor is already in contract with the City and County of San Francisco to purchase this TDR to transfer to the Project site.

- C. **Setbacks, Streetwall Articulation, and Tower Separation.** Planning Code Section 132.4 outlines setback, streetwall articulation, and tower separation controls in the Central SUD. Section 132.4(d)(1) requires that buildings within the Central SoMa SUD be built to the street- or alley-facing property line up to 65 feet in height, subject to the controls of Section 261.1 (additional height limits for narrow streets and mid-block alleys) as applicable (Section 132.4(d)(1)(A)) and certain exceptions; and that mid-rise buildings provide a 15-foot setback above a height of 85 feet along all street- and alley-facing property lines, extending at least 60 percent of the frontage length at all street- and alley-facing property lines, and for the entire frontage along interior property lines per Section 132.4(d)(2)(A)(i); Section 132.4 also provides setback and separation controls for “tower” development above a height of 160 feet in the Central SoMa SUD.

The Project is utilizing the 25-foot additional height exception under Section 263.32 to exceed the 160-foot height limit to 185 feet total. Per Section 263.32(c)(3), the building is subject to the controls of Section 132.4 and 270(h) based on the otherwise applicable Height Limit for the lot – in this case, the otherwise applicable height limit is 160 feet, and is thereafter subject to the mid-rise building controls.

The Project fronts on Harrison, Fourth, and Perry Streets. It consists of one structure that has two separate massing components: the larger, oblong-shaped structure with the massing towards Harrison and Fourth Streets (western building), and a smaller spheroid-shaped structure with the massing running diagonally from Harrison to Perry Streets fronting the mid-block paseo (eastern building). The structure will be approximately 185 feet tall, with a 20-foot-tall mechanical screen at the western building, for a total height of 205 feet, and an 11-foot-6-inch-tall mechanical screen at the eastern building, for a total height of 196 feet. The podium along all facades will have a height of 80 feet.

The Project will require exceptions from the setback and streetwall controls of Section 132.4, as follows:

Fourth Street setback. *The frontage of this façade is 160'-1". 60 percent of the frontage is 96'. There is a 14'-4" setback along the upper floors but due to the contours of the design and massing on this façade, the setback does not occur for the required 60 percent of this frontage.*

Harrison Street setback. *Due to the curved nature of the upper stories, portions of each structure encroach within 15 feet from the property line along Harrison Street. The western building has a frontage of 323'-8"; 60 percent of the frontage is 194'-2". The building meets the required setbacks for 158'-6", or 48 percent of the requirement. The eastern structure has a frontage of 164'; 60 percent of this frontage is 98'-5". The building meets the required setbacks for 77'-6", or 47 percent of the requirement.*

Interior lot line setback. *The Project Site excludes the small, rectangular lot at 759 Harrison Street. Both the Project's eastern and western buildings will encroach within 15 foot of the interior lot lines on either side of 759 Harrison Street. The eastern portion will be setback from 759 Harrison Street by 12-*

feet-6-inches. The western portion generally complies with the 15-foot setback, with the exception for a small portion near the rear of 759 Harrison Street, where it is only setback by 13 feet 3 inches.

Perry Street setback. *The entire structure is setback 15 feet, 1 inch, along Perry Street, exceeding the required upper story setback from Section 261.1 of a 10-foot setback above a height of 1.25 x the width of Perry Street (1.25 * 35 feet = 43.75 feet). The Project does not extend to the property line below 65; in height due to the proximity to the Caltrans freeway right-of-way as discussed below.*

The required exceptions are minor in scope and necessary to facilitate an innovative architectural design style that meets the intent of Section 132.4 by contributing to the dynamism of the neighborhood while maintaining a strong streetwall presence. The Property abuts the Highway 80 overpass, which runs along Perry Street. Due to the constraints of this infrastructure, the building has been setback to allow for adequate clearance for Caltrans and light and air to Perry Street. This design also allows for the Project to shift massing in a manner that maximizes sun access to the POPOS on site and to Perry Street.

- D. **Usable Open Space.** Per Planning Code Section 135.3, within the Eastern Neighborhoods (“EN”) Mixed Use Districts, Retail, Institutional, and like uses must provide 1 square foot of open space per each 250 square feet of occupied floor area of new or added square footage. Office uses in the EN Mixed Use Districts are required to provide 1 square foot of open space per each 50 square feet of occupied floor area of new, converted or added square footage. PDR uses have no open space requirements. However, the Section 135.3 open space requirements shall not apply to Central SoMa SUD projects that are subject to the privately-owned public open space requirements pursuant to Section 138 (a)(2).

The Project is located within the Central SoMa SUD and subject to privately-owned public open space requirement (POPOS) per Planning Code Section 138(a)(2). Therefore, the Project is not subject to a non-residential usable open space requirement per Section 135.3. Nevertheless, the Project will contain 16,700 square feet of open space on site, including 10,200 square feet of exterior POPOS including a 7,100-square foot mid-block paseo and 6,500-square foot interior POPOS.

- E. **Permitted Obstructions.** Planning Code Section 136(c)(1) regulates architectural projections over the property line. Obstructions that measure up to two feet, six inches vertically are permitted if they do not exceed a horizontal projection of three feet at the roof and one foot below the roof level and up to six inches vertically.

The Project proposes an integrated design feature on the podium level of the Commercial Building fronting Harrison and 4th Streets that forms a cornice at the podium roof, vertical wind screen, and canopy above the first floor. The obstruction projects 4 feet over the property line and spans from the top of the first floor to the roof of the podium. In addition, portions of the building fronting Harrison and 4th Streets provide window framing systems with decorative fins that projects one foot and three

inches over the property line. Therefore, the Project is seeking a permitted obstruction variance per Case No. 2005.0759VAR-02.

- F. **Privately-Owned Public Open Space.** Per Planning Code Section 138, projects in the Central SoMa Special Use District proposing new construction of 50,000 gross square feet or more of non-residential use must provide privately owned publicly-accessible open space ("POPOS") at a ratio of one square feet per 50 gross square feet of all uses. Retail, institutional, and PDR uses in the Central SoMa Special Use District are exempt from the requirements. This public open space may be located on the same site as the building, either indoors or outdoors, or within 900 feet of it. Under Section 138 (d)(2), all outdoors open space must be open to the sky, except for obstructions permitted by Section 136; up to 10% of space that may be covered by a cantilevered portion of the building if the space has a minimum height of 20 feet; any buildings on the subject property that directly abut the open space shall meet the active space requirements of Section 145.1; and the open space shall be maximally landscaped with plantings on horizontal and vertical surfaces, subject to the appropriate design for circulation routes and any recreational or public amenities provided.

The Project is required to provide 15,400 square feet of POPOS. The Project will provide 16,700 square feet of POPOS through a combination of on-site indoor and outdoor open space. The exterior POPOS will be provided via a mid-block paseo, as well as exterior usable open space along Harrison, 4th, and Perry Streets; the indoor POPOS will be provided along 4th Street, but also fronting both Harrison and Perry Streets.

The open space meets most of the requirements of 138 (d)(2) but not all. There will be 6,500 square feet of interior POPOS, with up to 1,500 square feet, or less than 10%, extending beyond it underneath a cantilevered portion of the building. The exterior POPOS in the mid-block paseo and along Perry Street is outside and open to the sky. A portion of the exterior POPOS along the mid-block paseo is not setback at the upper floors as required per alley controls pursuant to Planning Code Section 261.1. Thus, the Project is seeking an alley setback exception under the Large Project Authorization. All ground floor spaces that abut the open spaces will meet the transparency and design requirements Section 145.1. The Project's open spaces will be maximally landscaped and contain features such as drought-tolerant landscaping and other green features.

- G. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 establishes a number of requirements for the improvement of public rights-of-way associated with development projects. Projects that are on a lot greater than half an acre, include more than 50,000 square feet of new construction, contains 150 feet of total lot frontage on one or more publicly-accessible rights-of-way shall, or has a frontage that encompasses the entire block face between the nearest two intersections, must provide streetscape and pedestrian improvements. Development projects are required to conform to the Better Streets Plan to the maximum extent feasible. Features such as widened sidewalks, street trees, lighting, and street furniture are

required. In addition, one street tree is required for each 20 feet of frontage of the Property along every street and alley, connected by a soil-filled trench parallel to the curb.

The Project meets the minimum criteria of Section 138.1, as it is 2.34 acres in size, includes more than 50,000 square feet of new construction, and has a length of over 150 feet on a public right-of-way. The Project Sponsor has worked extensively with SDAT and other City Agencies to create a streetscape plan that meets the Better Streets Plan.

The Project includes sidewalk and street improvements on Harrison, 4th, and Perry Streets. New sidewalks, curbs, gutter, and street trees will be installed. The Project also includes extending the Harrison Street sidewalk from 10 feet to 15 feet, including along the entire block face beyond the project frontage and thus improving the south side of Harrison Street from 4th to 3rd Streets. The proposed Better Streets Plan also includes 21 new street trees planted along the southern curb of Harrison Street 8 along the eastern curb of 4th Street, and landscaping along northern curb of Perry Street. Therefore, the Project complies with Planning Code Section 138.1.

- H. **Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards. Section 139 outlines façade-related hazards to birds throughout the City, which apply to certain freestanding glass walls and other building elements that have unbroken glazed segments that are 24 square feet and larger in size. New construction with glazed building elements such as free-standing glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops shall treat 100% of the glazing with bird-safe glazing treatments to reduce the potential impacts to bird mortality.

The Project site is not located within nor is it in close proximity to an Urban Bird Refuge. However, the Project will meet the requirements of feature-related standards. The Project's wind barriers at the 7th and 14th floors and related features on the roof are freestanding and larger than 24 feet in size and therefore, the Project will be treated with feature-related bird-safe glazing treatments.

- I. **Rooftop Screening.** In EN Mixed Use Districts, Section 141 requires that rooftop mechanical equipment and appurtenances used in the operation or maintenance of a building shall be arranged so as not to be visible from any point at or below the roof level of the subject building. This requirement shall apply in construction of new buildings, and in any alteration of mechanical systems of existing buildings that results in significant changes in such rooftop equipment and appurtenances. The features so regulated shall in all cases be either enclosed by outer building walls or parapets, or grouped and screened in a suitable manner, or designed in themselves so that they are balanced and integrated with respect to the design of the building. Minor features not exceeding one foot in height shall be exempted from this regulation.

The mechanical equipment at the rooftop of both the eastern and western portion of the Project will be grouped at the center of the roof area to minimize visibility, in compliance with this requirement. They will be fully screened by 20-foot tall walls at the western portion, which will be an extension of the exterior walls of the building. At the eastern portion, the mechanical screens are 11 feet 6 inches tall and all equipment will be shielded. These screens are logical extensions of each building while not seeming to be mere extensions of the vertical walls of the building; therefore, the Project complies with Planning Code Section 141.

- J. **Parking and Loading Entrances.** Under the street frontage controls of Planning Code Section 145.1(c)(2), no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street may be devoted to parking and loading ingress or egress.

The Project's off-street parking and loading access is on Perry Street, as new garage entries are not permitted on 4th or Harrison Streets. Thus, there will be six openings off Perry Street, three for at-grade loading spaces, two for garbage and trash removal, and one for the off-street parking ramp to provide access to the subterranean floors. Due to the desire to consolidate the off-street entrances and locate them on a secondary street, where the Planning Code allowed such access and where the Central SoMa Area Plan envisioned vehicular access for Key Site No. 2: 4th and Harrison, it was necessary to consolidate vehicular access along Perry Street. Since the entrance totals exceed 20 feet in width, the Project is requesting a variance from the Zoning Administrator.

- K. **Active Uses.** Per Planning Code Sections 145.1(c)(3) and 249.78(c)(1), with the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, active uses—i.e. uses which by their nature do not require non-transparent walls facing a public street—active uses must be located within the first 25 feet of building depth on the ground floor and 15 feet on floors above facing a street at least 30 feet in width. Active uses are also required along any outdoor POPOS within the Central SoMa SUD. Lobbies are considered active, so long as they are not longer than 40 feet or 25% of the building's frontage, whichever is larger. Within the Central SoMa SUD, office use is not considered an active use at the ground floor.

The ground floor of the proposed building includes PDR, retail spaces, office lobbies, and an interior POPOS along Harrison Street. Along 4th Street and wrapping to Perry Street is an interior POPOS with retail spaces. Along the Project's Perry Street frontage are the off-street loading, parking and loading entrances to the subterranean garage, as well as a child-care facility, mid-block alley (paseo). Along the mid-block paseo is the child-care facility and its child play area as well as PDR to the west and east of the mid-block paseo is the land dedication to MOHCD for residential housing.

All off-street parking and loading has been consolidated on Perry Street, as vehicular access is prohibited along Harrison and 4th Street. However, the proposed off-street freight loading spaces along Perry Street do not satisfy active use requirements. Consequently, the Project is seeking a street frontage active use

variance from the Zoning Administrator per Record No. 2005.0759VAR-02. On Perry Street, the Project is bookended with active uses – there are micro retail uses and the indoor POPOS at the corner of Fourth Street, and there is a Child Care Facility at the eastern end of the building. There is a large indoor POPOS along Fourth Street, which extends onto Harrison Street. The remainder of that street contains micro retail uses, building lobbies (within allowance of Sec. 145.1(b)(2)(C)), and PDR uses, along with the outdoor paseo. At the eastern-most end of the site is the Affordable Housing building, which contains the building lobby and community/amenity space. Because the Project is not entirely compliant with active use requirements, it is seeking a variance.

- L. Street Face Ground Level Spaces.** Planning Code Section 145.1(c)(5) requires that the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrances to these spaces.

The Project's interior spaces all provide non-residential uses. All of the aforementioned spaces and lobbies are located at the sidewalk level and face directly onto the public right-of-way, of each respective street frontage, or onto the mid-block paseo.

Along 4th Street, the floor of the interior POPOS is at the same level as the surrounding sidewalk. The grade change along the Perry Street frontage is minimal, and therefore the ground floor of the building along the Perry Street frontage is very close to the same level as the sidewalk for its entire length. The Harrison Street frontage has a grade change of more than 7 feet over the course of the 606-foot long site. As a result, the building "steps" at three places to keep the ground floor as close to the sidewalk level as possible. Additionally, the mid-block paseo has been designed with PDR spaces along its frontage that will open directly onto the paseo at the eastern portion of the site. Therefore, the Project meets the requirements for ground-level street-facing spaces of Planning Code Section 145.1.

- M. Transparency and Fenestration.** Per Planning Code Sections 145.1(c)(6) and 249.78(c)(1)(F), building frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60% of the street frontage at the ground level and allow visibility to the inside of the building. In the Central SoMa SUD, street frontages greater than 50 linear feet with active PDR uses fenestrated with transparent windows and doorways for no less than 30% of the street frontage at the ground level and allow visibility into the building. The use of dark or mirrored glass does not count towards the required transparent area.

The Project has been designed with ground floors that are transparent for over 60% of the street frontages. They consist of a variety of vertical elements with glass panels, interspersed with storefront entrances. The PDR spaces have a modular design that will allow the PDR tenant spaces to customize the transparency and solidity as required for each respective tenant. In its entirety, the Project features open glass systems thereby meeting the 30% to 60% transparency requirements for each respective corresponding use. All of the ground floor spaces have been designed to allow visibility into the interior spaces, creating active engagement between the viewers on the street and users in the building. Therefore, the Project complies with transparency and fenestration requirements.

- N. **Ground Floor Heights.** Planning Code Sections 145.1(c)(4) and 249.78(d)(10) require that all ground floor spaces in the CMUO Districts have a ground floor ceiling height of 14 feet. However, Code Section 263.34: Special Height and Setback Exceptions: Fourth and Harrison Streets, states that if the Project at the site dedicates land for the provisions of affordable housing then “the non-residential and PDR uses on the ground floor shall have a minimum floor-to-floor height of 14 feet, measures from the ground floor slab” (Section 263.34(c)(3)(B)).

While the Central SoMa SUD (Section 249.78(d)(10)) requires PDR ground floor ceiling heights to be 17 feet, the Project is dedicating a 15,000 square foot portion of the parcel that meets the requirements of Section 263.34(c) to MOCHD for land dedication for the construction of affordable housing. As such, the Project is permitted to have a reduced ground floor ceiling height. The Project provides 14-foot ground floor ceiling heights, as measured from ground floor slab, along all street frontages, in compliance with the Planning Code.

- O. **Ground Floor Commercial.** Planning Code Section 145.4 states that in the Central SoMa SUD, a project whose street frontage is subject Section 145.4, may locate a Privately-Owned Public Open Space(s) (POPOS) along such street frontage, provided that the ground floor of the building facing the POPOS is lined with active commercial uses.

An interior POPOS fronts the length of Fourth Street. The interior POPOS is lined with two micro-retail active commercial uses which opens directly into the POPOS. The building’s lobby lines the remainder of the interior POPOS, which is permitted within the active use area. This block of Fourth Street is directly next to the Interstate 80 overpass and across from an off-ramp. The interior POPOS was designed with input from UDAT who wanted to create an inviting space that would activate the pedestrian experience along Fourth Street. Instead of placing commercial spaces directly along the property line, preference was given to creating a public area that would encourage pedestrians to congregate. The POPOS is served by two micro-retail spaces. The remainder is lined with the entrance to the upper floors. Due to putting all off-street loading and parking along Perry Street, as well as needing to locate additional micro-retail spaces along Harrison Street, the main lobby had to be located directly adjacent to the interior POPOS. It has been designed to flow into the POPOS area and continue the activity in this portion of the building. However, because the lobby is not considered a commercial use under the Code, the Project requires a ground floor commercial variance from the Zoning Administrator per Record No. 2005.0759VAR-02.

- P. **Shadows on Publicly-Accessible Open Spaces.** Planning Code Section 147 states that new buildings in the EN Mixed Use Districts exceeding 50 feet in height must be shaped, consistent with the dictates of good design and without unduly restricting the development potential of the site, to reduce substantial shadow impacts on public plazas and other publicly-accessible spaces other than those under the jurisdiction of the Recreation and Parks Department. The following factors shall be taken into account: (1) the amount of area shadowed; (2) the duration of the shadow; and (3) the importance of sunlight to the type of open space being shadowed.

A shadow analysis determined that the Project has no shadow impacts on public plazas or POPOS; therefore, the Project is compliant with Sections 147.

- Q. **Off-Street Parking.** Planning Code Section 151.1 states that off-street parking is not required for any use in the CMUO District and accessory parking is permitted up to certain limits. Retail uses within the Central SoMa SUD may provide 1 space for each 1,500 square feet of GFA. Within the CMUO District, non-retail sales and service uses such as PDR uses may provide 1 space per each 1,500 square feet of occupied floor area (OFA). Office uses may provide 1 space per each 3,500 square feet of OFA. Child Care Facilities may provide one car for each 25 children.

The Project includes 688,000 SF of OFA for office, allowing up to 196 parking spaces. There is 3,250 SF of OFA for retail allowing 3 spaces, and 28,000 SF of OFA for PDR use allowing 19 spaces. While the Code allows up to 218 spaces for the Project, there will be 116 parking spaces in total, which is well below the principally permitted amount. Therefore, the Project complies with the requirements of Planning Code Section 151.1.

- R. **Off-Street Freight Loading.** Per Planning Code Section 152.1, in the EN Mixed Use Districts, the number of required loading spaces for Non-Retail Sales and Service Uses, which include office use, is 0.1 space per 10,000 square feet of occupied floor area ("OFA"). For Retail uses, 1 loading space is required for 10,001 - 30,000 square feet of OFA. No loading spaces are required for Institutional uses below 100,000 OFA. PDR uses over 10,000 OFA but below 60,000 OFA must provide one loading space. In the CMUO District, substitution of two service vehicle spaces for each required off-street freight loading space may be made, provided that a minimum of 50 percent of the required number of spaces are provided for freight loading.

Off-street freight loading is required 0.1 space per 10,000 sq. ft. of Occupied Floor Area (to closest whole number per Section 153). The proposed retail use is 3,900 SF and thus less than 10,000 SF. Therefore, no off-street freight loading is required. For 688,000 SF of occupied floor area of Office, 6.88 or 7 off-street loading spaces are required. For 28,000 square feet devoted to PDR uses 1 loading space is required. However, per Code Section 153, a fraction less than 1/2 is rounded down. Therefore, the Project requires 8 off-street freight loading spaces. The Project is providing five loading spaces along Perry Street with 6 service vehicles are located in the subterranean garage. Per Section 153, in the CMUO, two service vehicles can be substituted for each required off-street freight loading space. Therefore, the Project complies with off-street freight loading requirements.

- S. **Parking Dimensions.** Per Planning Code Section 154(b), every required off-street freight loading space must have a minimum length of 35 feet, a minimum width of 12 feet, and a minimum vertical clearance including entry and exit of 14 feet. However, the first such required loading space for any use may have a minimum width of 10 feet, a minimum length of 25 feet, and a minimum vertical clearance of 12 feet. Each substituted service vehicle space

provided under Section 153(a)(6) of the Planning Code shall have a minimum width of eight feet, a minimum length of 20 feet, and a minimum vertical clearance of seven feet.

The Project is providing 8 off-street loading spaces, three of which are service vehicles. All of these 8 spaces meet the dimensional requirements under the Code. Therefore, the Project demonstrates compliance with the off-street freight loading dimension requirements.

- T. **Rates for Long-Term Office Parking.** Planning Code Section 155(g) states that to discourage long-term commuter parking, off-street parking spaces provided for all uses other than residential or hotel must be offered pursuant to the following rate structure: (1) the rate charged for four hours of parking cannot be more than four times the rate charged for the first hour; (2) the rate charged for eight hours of parking cannot be less than ten (10) times the rate charged for the first hour; and (3) no discounted parking rates are allowed for weekly, monthly, or similar time-specific periods.

The Project will comply with the rate structure outlined in the Code and regulated by the City.

- U. **Driveway Loading and Operations Plan in the Central SoMa SUD.** Planning Code Section 155(u) requires a Driveway and Loading Operations Plan (“DLOP”) is required for projects in the Central SoMa SUD that are more than 100,000 of new gross square feet. The DLOP is meant to reduce potential conflicts between driveway and loading operations and pedestrians, bicycles, and vehicles, to maximize reliance of on-site loading spaces to accommodate new loading demand, and to ensure that off-site loading activity is considered in the design of new buildings. Applicable projects shall prepare a DLOP for review and approval by the Planning Department, in consultation with the San Francisco Municipal Transportation Agency (“SFMTA”).

The Project is over 100,000 square feet in size and thus must meet this requirement. A DLOP has been prepared by Kittleston & Associates¹ included a DLOP. The DLOP includes the following measures:

Loading Dock Management. *To ensure that off-street loading facilities are efficiently used, and that trucks that are longer than can be safely be accommodated are not permitted to use a building’s loading dock, the Project Sponsor shall develop a plan for management of the loading dock and shall ensure that tenants in the building are informed of limitations and conditions on loading schedules and truck size. The plan shall include a coordinated scheduling plan to limit scheduling trucks in a manner that would exceed the available on-site freight loading supply during peak hours. The Project Sponsor will pre-schedule larger deliveries for trucks of this size and instruct the vendor in advance how to access the loading dock and which bay to use.*

The management plan would include installing a “Full” sign at the loading dock driveway when the loading dock is at full capacity, limiting activity during peak hours, and installation

of audible and visual warning devices at the loading dock driveway. The management plan will also include the use of an attendant to direct and guide trucks.

While it is not possible to restrict all loading operations during peak hours since many deliveries are not scheduled or in control of the property owner (i.e. UPS, Postal Service, FedEx). The loading dock attendant employed during business hours will coordinate any deliveries with Golden Gate Transit and will give Golden Gate Transit and other vehicles on Perry Street priority by directing any delivery trucks requiring use of an occupied loading dock to circle the block until unobstructed access into the loading docks is available.

Garage/Loading Dock Attendant. *The Project Sponsor shall ensure that building management employs an attendant for the Project's parking garage and loading dock. The attendant would be stationed at the loading dock and parking garage driveways. The attendant would direct and guide trucks and other vehicles; the attendant's duties will include directing and guiding trucks when the loading dock is in use by other trucks, guiding trucks into and out of the loading dock as needed to ensure the safety of pedestrians and bicyclists accessing bicycle parking, and other duties. The attendant would assist in avoiding any safety-related conflicts with people walking during the peak periods of traffic and walking activity, with extended hours as dictated by traffic and walking conditions and by activity at the Project loading dock and garage.*

Large Truck Access. *The loading dock attendant shall dictate the maximum size of truck that can be accommodated by the Project's on-site loading stalls. The DLOP plan shall include procedures as to the location of on-street accommodation, time of day restrictions for accommodating larger vehicles (that cannot be accommodated by the on-site loading spaces), and procedures to reserve available curbside space on adjacent streets from the SFMTA.*

Trash/Recycling/Compost Collection Design and Management. *When designs for buildings are being developed, the project sponsor or representative shall meet with the appropriate representative from Recology (or other trash collection firm) to determine the location and type of trash/recycling/compost bins, frequency of collections, and procedures for collection activities, including the location of Recology trucks during collection. The location of the trash/recycling/compost storage room(s) for each building shall be indicated on the building plans prior to submittal of plans to the Building Department. Procedures for collection shall ensure that the collection bins are not placed within any sidewalk, bicycle facility, parking lane or travel lane adjacent to the project site at any time.*

Delivery Storage. *Design the loading dock area to allow for unassisted delivery systems (i.e., a range of delivery systems that eliminate the need for human intervention at the receiving end), particularly for use when the receiver site (e.g., retail space) is not in operation. Examples could include the receiver site providing a key or electronic fob to loading vehicle operators,*

which enables the loading vehicle operator to deposit the goods inside the business or in a secured area that is separated from the business.

Garage Driveway Management. *The Project Sponsor will employ the use of a gate arm at the Perry Street driveway exit timed to limit the outbound flow of vehicles during peak hours (4:30 p.m. - 6:00 p.m.). The metering rate will initially be set to limit outbound vehicles to approximately seven per minute (with the gate arm lifting no more than once every nine seconds). In consultation with Golden Gate Transit, who operates a bus yard along Perry Street, and with SFMTA, the hours of operation and metering rate may be adjusted six months after occupancy if necessary, to ensure minimal impacts to Golden Gate transit operations and at the Perry Street / Third Street intersection. The Project driveway would also include the use of an audio and visual warning device at the Project entrance and exit to alert other road users when the driveway is in use.*

- V. **Bicycle Parking.** Planning Code Section 155.2 establishes bicycle parking requirements for new developments, depending on use. For office uses, one Class 1 space is required for every 5,000 occupied square feet, and two Class 2 spaces are required for the first 5,000 gross square feet; minimum two Class 2 spaces, plus one Class 2 space for each additional 50,000 occupied square feet. For PDR uses, one Class 1 space for every 12,000 square feet of OFA, except not less than two Class 1 spaces for any use larger than 5,000 occupied square feet; minimum two Class 2 spaces, plus four Class 2 spaces for any use larger than 50,000 occupied square feet. For Child Care Facility uses, minimum two Class 1 spaces or one space for every 20 children; one Class 2 space for every 20 children. For Retail Sales and Services uses, one Class 1 space is required for every 7,500 square feet of OFA; minimum two Class 2 spaces, and for eating and drinking retail, one Class 2 space for every 750 square feet of OFA is required.

The Project will provide 292 bicycle spaces in total, with 258 Class 1 spaces and 34 Class 2 spaces. This is above the required amounts provided in the Planning Code, which is 143 Class 1 and 25 Class 2 spaces. Under the Code requirements there will be 253 Class 1 and 25 Class 2 spaces for the office use; 2 Class 1 and 2 Class 2 spaces for the PDR use, 2 Class 1 and 2 Class 2 spaces for the child care use; and 1 Class 1 and 5 Class 2 spaces for the retail use. Because the type of retail has not yet been identified, the Project is electing to comply with the most restrictive of the retail requirements for eating and drinking uses. The Project is exceeding the amount of required bicycle parking to reduce the impact on vehicular use and to take advantage of the public transit in the neighborhood. Therefore, the Project complies with bicycle parking requirements.

- W. **Showers and Lockers.** Planning Code Section 155.4 requires that showers and lockers be provided in new buildings. Non-Retail Sales and Service, Entertainment, Recreation, and Industrial uses require one shower and six clothes lockers where the OFA exceeds 10,000 square feet but is no greater than 20,000 square feet, two showers and 12 clothes lockers where the OFA exceeds 20,000 square feet but is no greater than 50,000 square feet, and four showers and 24 clothes lockers are required where the OFA exceeds 50,000 square feet. Retail uses

require one shower and six clothes lockers where the occupied floor area exceeds 25,000 square feet but is no greater than 50,000 square feet, and two showers and 12 clothes lockers where the occupied floor area exceeds 50,000 square feet.

The Project will provide 22 showers and 36 lockers on site. The Code requirement for showers and lockers is 6 showers, 36 lockers. Therefore, the Project is exceeding the Code requirements for showers and meeting the requirements for lockers.

- X. **Transportation Management Program.** Per Planning Code Section 163, a Transportation Management Program is intended to ensure that adequate services are undertaken to minimize the transportation impacts of added office employment and residential development by facilitating the effective use of transit, encouraging ridesharing, and employing other practical means to reduce commute travel by single-occupant vehicles. In the Central SoMa Special Use District where the occupied square feet of new, converted or added floor area for office use equals at least 25,000 square feet, the property owner shall be required to provide on-site transportation brokerage services for the lifetime of the project. Prior to the issuance of a temporary permit of occupancy, the property owner shall execute an agreement with the Planning Department for the provision of on-site transportation brokerage services.

The Project is adding over 25,000 square feet of office area and must comply with this Section. The Project Sponsor will execute an agreement with the Planning Department for the provision of on-site brokerage services prior to the issuance of a temporary certificate of occupancy for each phase of the Project.

- Y. **Car Sharing.** Planning Code Section 166 establishes requirements for new developments to provide off-street parking spaces for car-sharing services. The number of spaces depends on the amount and type of use. One car share space is required plus one space for every 50 parking spaces devoted to non-residential use. For residential uses, one care share space must be provided for 50-200 dwelling units. The car-share spaces must be made available to a certified car-share organization at the building site or within 800 feet of it.

The Project has 935,000 square feet of non-residential uses and is providing 116 parking spaces for these uses. The Project will provide four car share spaces, three for the nonresidential uses, one for the residential use, meeting the Code requirements. Therefore, the Project will comply with car share spaces and will be provided on-site in the below grade parking garage.

- Z. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. Within the Central SoMa SUD, Tier C projects that filed a Development Application or submitted an Environmental Application deemed complete on or before September 4, 2016 shall be subject to 75% of such

target. As currently proposed, the Project must achieve a target of 21 points for Office and 3 points for PDR.

The Project submitted a completed Environmental Evaluation Application prior on August 12, 2005. Therefore, the Project must only achieve 75% of the point target established in the TDM Program Standards, resulting in a required target of 16 points for office and 2 points for PDR. As currently proposed, the Project will achieve its required target by providing 20 points for Office and 4 points for PDR through the following TDM measures:

Office:

- Parking Supply (Option I): 9 points
- Bicycle Parking (Option A): 1 point
- Bicycle Repair Station: 1 point
- Showers and Lockers: 1 point
- Car-share Parking (Option A): 1 point
- On-Site Childcare: 2 points
- Delivery Supportive Amenities: 1 point
- Multimodal Wayfinding Signage: 1 point
- Real Time Transportation Displays: 1 point
- Tailored Transportation Marketing Services (Option B): 2 points

PDR:

- Parking Supply (Option B): 2 points
- Bicycle Parking (Option A): 1 point
- Showers and Lockers: 1 point

AA. PDR Requirement in Central SoMa SUD. Per Planning Code Section 249.78(c)(5), any newly constructed project that contains at least 50,000 gross square feet of office must provide the greater of either (1) the square footage of PDR replacement space required by the controls of Section 202.8; or (2) on-site space dedicated for PDR uses equivalent to 40% of the lot area.

Planning Code Section 202.8(a)(2) sets the baseline PDR replacement requirement at .75 per square foot, since the property was zoned SLI on July 1, 2016, subsection (a)(4) applies at 725 Harrison Street. For any project located in the areas that, as of July 1, 2016, are zoned SALI, UMU, MUO, SLI, MUG, or MUR, that would convert at least 15,000 square feet of PDR, Institutional Community, or Arts Activities use, and for which an Environmental Evaluation application was submitted to the Planning Department by June 14, 2016, the replacement space shall include 0.4 square foot of PDR, Institutional Community, or Arts Activities use for each square foot of the use proposed for conversion.

Under 248.78(c)(5), the following is exempted from the calculation of lot area: land dedicated to affordable housing as defined in Section 401; area dedicated to publicly accessible open space and mid-block alleys that are open to the sky, except for permitted obstructions and 10% of space that may be situated under a cantilevered portion of a building; and ground floor space dedicated to a Child Care Facility.

The Project is proposing over 50,000 square feet of office space and is required to provide PDR use. A PDR analysis was prepared by the project sponsor and submitted to the Planning Department. Per that analysis, there is currently 25,600 square feet of existing PDR uses at the Property.

Under Section 202.8, because the environmental evaluation application for the Project (Planning Case No. 2005.0759E) was filed on August 12, 2005, a 0.4 replacement rate applies. A 0.4 replacement rate results in a required replacement of 10,240 square feet of PDR space in the Project (0.4 of 25,600 square feet).

Under Section 249.78(c)(5), 40% of the lot area, after the exclusions of POPOS, child care facility, and affordable housing, results in 29,047 square feet. The Project must provide the greater of either 202.8 or 249.78(c)(5), in this case a minimum of 29,047 square feet. The Project is providing 29,100 square feet of PDR use, and therefore, meets all PDR requirements.

- BB. Central SoMa SUD, Active Uses Required Along POPOS.** Under Section 249.78(c)(1)(A), the controls of Section 145.1 and 145.4 shall apply, except as specified in 249.78(c)(1)(A-F). This requires active uses to be located at the ground floor of POPOS.

The Project is providing a 40-foot wide paseo at the eastern portion of the site. The ground floor of the eastern building fronting this paseo will contain PDR uses, with the southern portion of the building containing a Child Care Facility. All of these uses are considered active uses; therefore, the Project meets this Code requirement.

- CC. Central SoMa SUD, Active Uses Within the First 10 feet of Building Depth.** Under Section 249.78(c)(1)(E), active uses are required within the first 10 feet of the building depth.

The Project contains many active uses, as defined in Section 145.1, within the first 10 feet of the building depth on Harrison, Fourth, and Perry Street. Section 145.1 allows for exceptions for off-street parking and loading access and certain mechanical systems. All off-street parking and loading has been consolidated on Perry Street, as vehicular access is prohibited along Harrison and 4th Street. However, the proposed off-street freight loading spaces along Perry Street do not satisfy active use requirements. Consequently, the Project is seeking a street frontage active use variance per case no. 2005.0759VAR-02. On Perry Street, the Project is bookended with active uses – there are micro retail uses and the indoor POPOS at the corner of Fourth Street, and there is a Child Care Facility at the eastern end of the building. There is a large indoor POPOS along Fourth Street, which extends onto Harrison Street. The

remainder of that street contains micro retail uses, building lobbies (within allowance of Section 145.1(b)(2)(C)), and PDR uses, along with the outdoor paseo.

- DD. Micro-Retail in Central SoMa SUD.** Per Planning Code Section 249.78(c)(4), within the Central SoMa SUD, new development projects on sites of 20,000 square feet or more must provide micro-retail spaces at a rate of one micro-retail space for every 20,000 square feet of lot area, rounded to the nearest unit. All Micro-Retail units must be no less than 100 square feet or larger than 1,000 square feet in size, be located on the ground floor, independently and directly accessed from a public right-of-way or POPOS, and designed to be accessed and operated independently from other spaces or uses on the subject property. Formula retail uses are not permitted in the micro-retail spaces.

The site is approximately 87,067 square feet in size (excluding the land dedication site of 15,000 square feet) and thus must provide 4 micro-retail spaces. Because the Project site is 87,067 square feet in size, $(87,067 \text{ SF} / 20,000 \text{ SF} = 4.35)$, four micro-retail spaces are required. The Project is providing four spaces at the ground floor of the Project, two fronting Harrison and the remaining two front both 4th Street and Perry Streets. Therefore, the Project complies with micro-retail requirements. No formula retail uses are proposed as part of the Project.

- EE. Central SoMa SUD, Use on Large Development Sites.** Section 249.78(c)(6) states that projects in the Central SoMa SUD that are on sites larger than 40,000 square feet south of Harrison Street that involve new construction or an addition of at least 100,000 square feet, must provide at least two-thirds of the gross floor area of all building area below 160 feet in height as non-residential uses.

The Project is located on a site larger than 40,000 square feet in size and is south of Harrison Street. Over two-thirds of the Project that is located below 160 feet in height are non-residential uses, consisting of POPOS, Retail, Child Care Facility, PDR, and Office uses. The Affordable Housing building will have a large community/amenity room and entrance lobby space at the ground floor, both dedicated to the residential uses, with the upper seven floors consisting of dwelling units, all of which are below 160 feet in height. However, the residential portion of the Project does not equate to one-third of the total uses on site that is below 160 feet in height. As such, the Project complies with Planning Code Section 249.78(c)(6).

- FF. Central SoMa SUD, Prevailing Building Height and Density.** Under Section 249.78 (d)(1), A project may exceed the Prevailing Building Height and Density Limits of subsection (B) up to the maximum height and density otherwise permitted in the Code and the Zoning Map in where the project sponsor participates in the Central SoMa Community Facilities District ("CFD") Program under Section 434.

The Project will participate in the Central SoMa CFD, allowing it to exceed the Prevailing Height and Density Limits up to the maximum height and density permitted under the Planning Code.

GG. **Solar and Living Roof Requirements in the Central SoMa SUD.** Per Planning Code Section 249.78(d)(4), solar and living roof requirements apply to lots of at least 5,000 square feet within the Central SoMa SUD where the proposed building constitutes a Large or Small Development Project under the Stormwater Management Ordinance and is 160 feet or less. Under Public Works Code Section 147.1, a Large Development Project is “any construction activity that will result in the creation and/or replacement of 5,000 square feet or more of impervious surface, measured cumulatively, that is located on a property that discharges or will discharge Stormwater to the City’s Separate or Combined Sewer System.” For such projects, at least 50% of the roof area must be covered by one or more Living Roofs. Such projects must also comply with Green Building Code Section 5.201.1.2., which requires that 15% of all roof area up to 160 feet be covered with solar photovoltaic systems and/or solar thermal systems. Finally, these projects must commit to sourcing electricity from 100% greenhouse gas-free sources. Projects with multiple buildings may locate the required elements of this section on any rooftops within the project, so long as an equivalent amount of square footage is provided.

The Project will comply with the City’s Stormwater Management Ordinance. Section 249.78(d)(4) requires certain development projects to meet the Living Roof requirements of Section 149. Projects that have a building height of 160 feet or less (emphasis added) must meet the requirements. However, the proposed Commercial Building’s height is 185 feet. Since the building exceeds 160 feet in height, the aforementioned requirements do not apply.

HH. **Central SoMa SUD, Renewable Energy.** Under Section 249.78(d)(5), all projects shall commit, as a condition of approval, to fulfilling all on-site electricity demands through any combination of on-site generation of 100% greenhouse gas-free electricity and purchase of electricity from 100% greenhouse gas-free sources for a period of not less than 25 years from issuance of entitlement.

The Project is required to source electricity from 100% greenhouse gas-free sources, pursuant to this code section. The Project will comply with renewable energy requirements.

II. **Central SoMa SUD, Lot Merger Restrictions.** Section 249.78(d)(7) applies to lots with any single street frontage under 200 feet in length. Any lot to which this subsection is applicable shall not merge with an adjacent lot in such a way that any existing street frontage of under 200 feet is increased to 200 feet in length or longer. Under subsection (d)(7)(C), lots abutting the north side of Perry Street are exempt from this requirement.

The Project is proposing to merge six lots for the Project. The majority of the merged parcel will contain the office project that will exceed 200 feet in length on Perry Streets; however, the Code, pursuant to Section 249.78(d)(7)(C)(i), provides an exemption from the merger restrictions for all lots abutting the north side of Perry Street. Lot 117 is the only lot in the Project site that does not front the north side of Perry Street, but it does not have a building on it and therefore is not subject to the merger restrictions.

Therefore, the Project meets this Code requirement and the proposed lot line adjustment in its entirety is permitted.

- JJ. **Central SoMa SUD, Controls for Wind Comfort and Hazards.** Per Section 249.78(d)(9), projects in the Central SoMa SUD that are over 85 feet in height may not result in wind speeds that exceed the Comfort Level at any location. “Comfort Level” means ground-level equivalent wind speeds of 11 miles per hour in areas of substantial pedestrian use and seven miles per hour in public seating areas between 7:00 a.m. and 6:00 p.m. when occurring for more than 15 percent of the time year-round. Further, projects may not cause a Substantial Increase in wind speed at any location where the existing or resulting wind speed exceeds the Comfort Level. “Substantial Increase” means an increase in wind speeds of more than six miles per hour for more than 15 percent of the time year-round. Lastly, projects shall not result in net new locations with an exceedance of the One-Hour Hazard Criterion, defined as a ground-level equivalent wind speed of 26 miles per hour for more than one hour per year per test location. Projects that exceed these thresholds may seek an exception from the Commission as a part of a Large Project Authorization.

The Project’s wind study indicates that it will result in test locations exceeding the standards set forth in Section 249.78(d)(7) under the “comfort” criterion.

Comfort Criterion

Planning Code Section 249.78(d)(9) states that Projects in the Central SoMa SUD that are over 85 feet in height may not result in wind speeds that exceed the Comfort Level at any location. However, a project may seek exception from the wind comfort standards if it demonstrates that (1) it has undertaken all feasible measures to reduce wind speeds through such means as building sculpting and appearances, permanent wind baffling measures, and landscaping; and (2) further reducing wind speeds would substantially detract from the building design or unduly restrict the square footage of the Project.

The Project requires an exception from the wind comfort standards. A wind analysis² determined that the Project would result in 12 additional Comfort exceedances above current conditions. The average Comfort wind speed over all points increases by only 1 mph.

The Project meets the criteria for a wind comfort exception, as follows:

- *The Project has undertaken a number of wind reduction measures, including installing more trees than required for new construction, installing wind screens along 4th Street, adding massing steps, incorporating projecting vertical and horizontal elements along Harrison Street and increasing setbacks at ground level, which will significantly reduce wind speeds.*

² Pedestrian Wind Study for 725 Harrison Report, May 16, 2019, prepared by RWDI.

- *The Project's wind consultant has determined that major setbacks to the building at the corner of 4th and Harrison would be necessary to significantly reduce wind speeds further.*

Hazard Criterion

With incorporation of additional street trees beyond what is required for new construction and installation of three wind screens along 4th Street, the Project does not result in any exceedances of the 1-hour hazard criterion.

Because the Project has undertaken all feasible measures to reduce wind speeds such as building sculpting, wind baffling measures via wind screens along the Harrison and 4th Street corner, and landscaping along Harrison and 4th Street; and because reducing wind speeds further would substantially detract from the building design, the Project is seeking an exception from the comfort level standards, pursuant to Planning Code Section 329(d)(13)(D), as part of the Large Project Authorization for projects within the Central SoMa SUD.

KK. Central SoMa SUD, Community Development Controls—Land Dedication / Jobs-Housing Linkage Fee. Section 249.78(e)(2)(B) – the Central SoMa Special Use District Community Development Control – Land Dedication – states that the Jobs-Housing Linkage Fee in Section 413 applies to any project resulting in a net addition of at least 25,000 GSF of office and retail uses. In the Central SoMa SUD, Section 249.78(e)(2)(B) states that non-residential projects in the Special Use District may opt to fulfill their Jobs-Housing Linkage Fee requirement of Section 413 through the Land Dedication Alternative contained in Section 413.7.

Section 413.7 states that the value of the dedicated land shall be determined by the Director of Property pursuant to Chapter 23 of the Administrative Code, but shall not exceed the actual cost of acquisition by the project sponsor of the dedicated land in an arm's length transaction. Projects that utilize the land dedication alternative in Section 413.7 are also subject to the requirements of Section 419.5(a)(2)(A) and (C) through (J).

As further described in Section 419.5(a)(2)(A) and (C)-(J), the dedicated site must result in a total amount of inclusionary units not less than forty units. It must be suitable from the perspective of size, configuration, physical characteristics, and other relevant planning criteria. The dedicated site must include the infrastructure necessary to serve the inclusionary units, including sewer, utilities, water, light, street access and sidewalks. The project applicant must have a letter from MOHCD verifying acceptance of site before it receives project approvals from the Commission, which shall be used to verify dedication as a condition of approval. Finally, the land dedication alternative may be satisfied through the dedication to the City of air space above or adjacent to the project, provided the other applicable requirements of Section (a)(2) are met.

The Project Sponsor has elected to pursue the land dedication alternative to meet the Jobs-Housing Linkage Fee requirement. The Project will dedicate approximately 15,000 square foot parcel at the easternmost portion of the site prior to completion of Phase I, to MOHCD for the construction of future

affordable housing. The Project Sponsor has demonstrated that up to 144 units may be constructed in this parcel and has been working with MOHCD to ensure that all other requirements of Section 419.5 and the Procedures Manual are met. The parcel will include the necessary infrastructure and has been determined by MOHCD as being acceptable in terms of size, configuration, physical characteristics, access, location, adjacent uses.

MOHCD concurs with this assessment and has provided a letter expressing conditional approval of the dedicated parcel, the conditions of which will be incorporated into any final approvals by the Planning Commission. A test fit for conceptual design that was developed with input from MOHCD which has been determined to be acceptable for acceptance of the parcel.

- LL. **Central SoMa SUD, TDR Requirements for Large Development Sites.** Section 249.78(e)(3) requires 'Tier C' projects in the Central SoMa SUD that contains new construction or an addition of 50,000 square feet or more of non-residential development and has an FAR of a 3 to 1 or greater, to acquire TDR from a Transfer Lot in order to exceed an FAR of 3 to 1, up to an FAR of 4.25 to 1. Above an FAR of 4.25 to 1, the acquisition of additional TDR is not required.

The Project will comply with TDR requirements as discussed above in Planning Code Section 128.

- MM. **Child Care Facilities.** Planning Code Sections 249.78(e)(4) / 414.4 requires that, prior to issuance of a building or site permit for a development project subject to the requirements of Section 414.4, the sponsor of an Office or Hotel project on a Key Site within the Central SoMa SUD shall elect its choice of the options for providing Child Care Facilities as described in subsection (A), (B) and (E) of Section 414.4(c)(1) to fulfill any requirements imposed pursuant to Section 414.4 as a condition of approval.

The Project will meet the Child Care Facility requirements by providing a 3,000-square foot Child Care Facility at the ground floor of the eastern building fronting the mid-block paseo, with an accompanying open playground area located contiguous to the mid-block paseo. These spaces will meet all City regulations for Child Care Facilities. The Child Care Facility will be constructed in Phase II of the development.

- NN. **Shadows on Parks.** Section 295 requires any project proposing a structure exceeding a height of 40 feet to undergo a shadow analysis in order to determine if the project will result in the net addition of shadow to properties under the jurisdiction of the Recreation and Park Department.

A shadow analysis determined that the Project would not cast shadow on any property owned by the San Francisco Recreation and Parks Department. Therefore, the Project is compliant with Section 295.

- OO. **Roof Enclosures.** Per Section 260(b)(1)(F)), rooftop enclosures and screening for features that add additional building volume in any Eastern Neighborhoods Mixed Use District are permitted above the height limit. The rooftop enclosure or screen creating the added volume: shall not be subject to the percentage coverage limitations otherwise applicable to this Section 260(b) but shall meet the requirements of Section 141; shall not exceed 20 feet in height, measured as provided in subsection (a) above; may have a volume, measured in cubic feet, not to exceed three-fourths of the horizontal area of all upper tower roof areas multiplied by the maximum permitted height of the enclosure or screen; shall not be permitted within the setbacks required by Sections 132.1, 132.2, and 132.3; shall not be permitted within any setback required to meet the sun access plane requirements of Section 146; and shall not be permitted within any setback required by Section 261.1.

The proposed screening of rooftop equipment above the 185-foot height limit is permitted pursuant to Section 260(b)(1)(F). The Project is proposing one structure with two building components that will be 185 feet tall (including the allowed 25-foot height increase per Planning Code Section 263.32), with a 20-foot-tall mechanical screen at the western building, for a total height of 205 feet, and a 11-foot-6-inch tall mechanical screen at the eastern building, for a total height of 196 feet 6 inches. These mechanical screens are under the 20-foot height limit and, therefore, meet the rest of the requirements of Section 260(b)(1)(F).

- PP. **Mass Reduction and Bulk Limits.** Planning Code Sections 261.1 and 270(h) apply the massing standards to development at the Project site, including the following standards:

Narrow Alley and Mid-Block Passage Controls (Section 261.1). Section 261.1 sets out setback requirements for subject frontages along narrow streets. Within the Central SoMa SUD, subject frontages abutting a mid-block passage of 40 feet or less provided pursuant to Section 270.2 must provide upper story setbacks as follows: for mid-block passages between 20-30 feet in width, a setback of not less than 10 feet above a height of 25 feet; mid-block passages between 30 and 40 feet in width, a setback of not less than 5 feet above a height of 35 feet.

This Section requires that the façade of the spheroid-shaped structure at the eastern portion of the building and the contiguous lot for affordable housing that fronts the new 40-foot wide mid-block alley that connects from Perry to Harrison Streets provide a setback of 5 feet above a height of 35 feet. The Project is not providing a 5-foot setback above a height of 35 feet along the mid-block alley (paseo); therefore, the Project is seeking an alley setback exception under the LPA.

Apparent Mass Reduction (Section 270(h)). Mid-rise building projects within the CS Bulk District are subject to Apparent Mass Reduction controls. Projects on the south side of a “major street” within a 160-foot height district must provide an 80% apparent mass reduction at 85 feet and above. Projects facing Perry Street do not have a mass reduction requirement but rather must meet the controls of Section 261.1(d)(1).

The apparent mass reduction controls in Table 270(h)(2), as applied to the Project under Section 263.34(c)(3)(C), are as follows: on the building frontage on Harrison Street, an apparent mass reduction of 50% applies; on the building frontage on Fourth Street, the apparent mass reduction requirements do not apply. As such, the only apparent massing reduction that applies at the Property is a 50% reduction along Harrison Street.

The Project provides an apparent mass reduction along its Harrison Street frontage of 53%, exceeding the minimum 50% requirement. An illustration of this massing reduction is provided with the corresponding architectural plans.

Maximum Floor Plate and Dimensions (Section 270(h)(3)): Section 270(h)(3) requires a maximum GFA of any floor to be 17,000 gross square feet and the average GFA for floors in the Tower Portion shall not exceed 15,000 gross square feet. The maximum length of a tower floor can be 150 feet with the maximum diagonal being 190 feet. A tower is defined as any building taller than 160 feet in height, tower portion is the portion of a tower above 85 feet in height, and upper tower is the upper one-third of the tower portion of a tower, rounded to the nearest floor.

These maximums do not apply to the proposed building because, though measuring at 185 feet in height, it is not considered a tower. Per Planning Code Section 263.32(c)(3), a project using a special height exception pursuant to 263.32 shall be subject to Sections 132.4 and 270(h), based on the otherwise applicable height limit for the lot. Because per Section 263.34, the otherwise applicable height limit is 160 feet, any proposed building within the Project site would not be defined as a tower. Therefore, the maximum floor plate and diagonal dimensions do not apply to 725 Harrison Street.

As designed, the Project's apparent massing is as follows:

- 1) Harrison: the Harrison façade meets the apparent mass reduction requirement of 53%; therefore, exceeds the required 50%.*
- 2) 4th Street: There is no apparent mass reduction along 4th Street, nor is it required.*
- 3) Perry Street: There is a 15-foot setback along the entire portion of Perry Street, where a 10-foot setback above 43 feet 9 inches is required. Therefore, the Project exceeds the required alley setback along Perry Street.*
- 4) Spheroid-shaped structure (eastern portion): There is no setback along the mid-block alley, where a 5-foot setback is required above 35 feet.*

The Project is seeking an exception from the mid-block alley setback controls along the spheroidal structure's eastern portion pursuant to Section 261.1 as part of the Large Project Authorization.

QQ. Special Height Exceptions: Permitted Building Heights in the Central SoMa Special Use District. Planning Code Section 263.32(a) states that the provision of affordable housing, public open space, and recreation amenities are encouraged in the Central SoMa Special Use District to achieve the policy objectives of the Central SoMa Plan. To facilitate the creation of these amenities, additional height may be allowed, as long as it does not result in a net increase in development potential for the primary project as set forth in subsection (c), noted below. Per

263.32(b), the Section shall apply to any project that: 1) provides housing units consisting entirely of on-site or off-site Affordable Housing Units as defined in Section 401; 2) dedicates land pursuant to Section 249.78(e) for housing consisting entirely of Affordable Housing Units as defined in Section 401, which land MOHCD deems suitable for such use, taking into consideration size, configuration, physical characteristics, physical and environmental constraints, access, location, adjacent use, and other relevant planning criteria; or 3) provides land for publicly-owned parks or publicly-owned recreational amenities, which land the Director of Planning or their designee deems suitable for such use, taking into consideration size, configuration, physical characteristics, physical and environmental constraints, access, location, adjacent use, and other relevant planning criteria. Per 263.32(c) an additional 25 feet of height above the otherwise applicable height limit is permitted for a development project subject to Section 263.32 without requiring a conditional use authorization by the Planning Commission only if it meets the following conditions:

- A. The Project provides housing units consisting entirely of on-site or off-site Affordable Housing units pursuant to subsection 263.32(b)(1); or

The Project will dedicate an approximately 15,000-square foot size parcel at the eastern end of the Property to the City for future affordable housing that meets the definition of Section 401, to be developed by the MOHCD. Based on initial studies, the parcel can possess up to 144 dwelling units, which would be developed by a future affordable housing developer to be selected by MOHCD. The land dedication meets the requirements of Sections 249.78(e) (Community Development Controls in the Central SoMa SUD), 413.7 (Compliance with the Jobs Housing Linkage Fee by Land Dedication within the Central SoMa SUD), and has been determined by MOHCD as being acceptable in terms of size, configuration, physical characteristics, access, location, and adjacent uses.

Under Section 263.32(c), an additional 25 feet of height above the otherwise applicable height limit is permitted for a development project without requiring Conditional Use Authorization by the Commission if it fulfills one of the eligibility options: the project provides housing units consisting entirely of on-site or off-site Affordable Housing Units pursuant to subsection 263.32(b)(1); or the project provides land for housing, publicly-owned parks, or publicly-owned recreational amenities pursuant to subsections 263.32(b)(2) or (3). The Project includes land dedication of a 15,000 square foot parcel that can be developed with approximately 103,040 gross square feet of space that will consist entirely of on-site Affordable housing units, to be developed by MOHCD.

- B. The project provides land for housing, publicly-owned parks, or publicly owned recreational amenities pursuant to subsection 263.32(b)(2) or (3). The development capacity of the project receiving a special height exception pursuant to subsection 263.32(c)(2) shall not be greater than the development capacity achievable without the special height exception:

The development capacity of the Project is not greater than the development capacity without the special height exception. Under the Code, up to 923,900 square feet of developable area is available at the site if there is no land dedicated for affordable housing. The development capacity at the site

after a land dedication portion and with the additional 25-foot height increase allows 850,000 square feet of development capacity, which is lower than the developable capacity without the special height exception.

- C. The additional height shall not cause any new or substantially increased significant impacts that cannot be mitigated to less than significant levels related to wind and shadow that would not have occurred without the additional height, as determined by the Environmental Review Officer.

The additional height does not cause any new or substantial increased significant impacts for the Project. Wind and shadow studies have been prepared for the Project and no impacts have been identified.

- D. A project using a special height exception pursuant to Section 263.32 shall be subject to Sections 132.4 and 270 (h), based on the otherwise applicable height limit for the lot.

The Project fronts on Harrison, 4th and Perry Streets. It consists of one structure that has two separate massing components: the larger, oblong-shaped structure with the massing towards Harrison and Fourth Streets (western building), and a smaller spheroid-shaped structure with the massing running diagonally from Harrison to Perry Streets fronting the mid-block paseo (eastern building). The structure will be approximately 185 feet tall, with a 20-foot-tall mechanical screen at the western building, for a total height of 205 feet, and an 11-foot-6-inch-tall mechanical screen at the eastern building, for a total height of 196 feet. The podium along all facades will have a height of 80 feet.

As proposed, the Project will require exceptions from the setback and streetwall controls of Section 132.4 as noted above.

- E. A project using a special height exception pursuant to Section 263.32 may add 25 feet above the otherwise applicable height limit for purposes of calculating its apparent mass reduction pursuant to Section 270 (h).

As designed, the Project's apparent massing is as follows:

- 1) Harrison: the Harrison façade meets the apparent mass reduction requirement of 53%; therefore, exceeds the required 50%.*
- 2) 4th Street: There is no apparent mass reduction along 4th Street, nor is it required.*
- 3) Perry Street: There is a 15-foot setback along the entire portion of Perry Street, where a 10-foot setback above 43 feet 9 inches is required. Therefore, the Project exceeds the required alley setback along Perry Street.*
- 4) Spheroid-shaped structure (eastern portion): There is no setback along the mid-block alley, where a 5-foot setback is required above 35 feet.*

RR. **Special Height and Setback Exceptions: Fourth and Harrison Streets.** Planning Code Section 263.34 states that to facilitate the provision of affordable housing or other public benefits Assessor's Block 3762, Lots 106, 108, 109, 112, 116, and 117 shall have the controls listed below:

- A. Lots 108, 109, 117, and portions of Lot 116 shall have a base height limit of 85 feet, as shown on Height and Bulk District Map HT01 of the Zoning Map of the City and County of San Francisco.
- B. Lots 106, 113 and portions of Lots 112 and 116 shall have a base height limit of 130 feet, as shown as shown on Height and Bulk District Map HT01 of the Zoning Map of the City and County of San Francisco.
- C. For a project that dedicates land for the provision of affordable housing, pursuant to Section 249.78(e)(2) for housing consisting entirely of affordable housing units as defined in Section 401:
 - i. The height limit shall be 160 feet; and
 - ii. Notwithstanding Sections 145.1(c)(4) and 249.78(d)(1), non-residential and PDR uses on the ground floor shall have a minimum floor-to-floor height of 14 feet, measured from the ground floor slab; and
 - iii. Notwithstanding the Apparent Mass reduction controls in Section 270(h), on Lots 106, 108, 109, 112, 116, and 117, the following Apparent Mass Reduction controls shall apply:
 - 1. On the building frontage on Harrison Street, the Apparent Mass Reduction requirement is 50%; and
 - 2. On the building frontage on Fourth Street, there is no Apparent Mass Reduction Requirement.
 - iv. Conditional Use Authorization by the Planning Commission shall not be required for use of the exceptions in Section 263.34.

The proposed Project is dedicating land for the provision of affordable housing, pursuant to Section 249.78(e)(2) for housing consisting entirely of affordable housing units as defined in Section 401. Therefore, the Project is pursuing the special height and setback exceptions as identified available to Block 3762, Lots: 106, 108, 112, 116, and 117.

SS. **Horizontal Mass Reduction.** Planning Code Section 270.1 requires that new development in the Eastern Neighborhoods with building lengths exceeding 200 square feet incorporate horizontal mass reductions with certain minimum dimensions, to break up the apparent building massing. The mass reduction breaks shall not be less than 30 feet in width and less than 60 feet in depth from the street facing building façade, shall extend up to the sky from a level not higher than 25 feet above grade or the third story, whichever is lower; and result in

discrete building sections with a maximum plan length along the street frontage not greater than 200 feet.

The Project is seeking an exception from these standards for frontages on Harrison Street, which extends for length of more than 200 feet. This façade does not contain massing breaks that meets the Code. However, the building has been designed with a lower podium fronting Harrison Street. The upper massing of the western building is set at a rounded angle that insets towards the middle of the site, creating a recessed area at the upper floors. There is a connector between the west and east buildings, which is approximately 85 feet from Harrison Street. The eastern portion of the building's massing is also curved away from Harrison, creating additional points of depth of the building on the site. These massing breaks at the upper floors create visual interest, break up the plane of the building and allow for green space.

An exception is justified, as the building walls along the Harrison frontage helps to provide a strong street wall presence with active ground floor uses, consistent with design goals of the Central SoMa Plan. While not strictly compliant with Section 270.1, two major mass reductions are provided along Harrison Street where the upper buildings curve away from the street, fulfilling the intent of Section 270.1 to break down the horizontal mass.

- TT. Mid-Block Alley Requirements.** Under Section 270.2, projects located in the Central SoMa SUD that have one or more street or alley frontages of over 200 linear feet on a block face longer than 400 feet between intersections are required to provide a publicly-accessible mid-block alley for the entire depth of the property. New mid-block alleys must meet the following requirements: generally be located in the middle of the of the subject block face, perpendicular to the subject frontage and connecting to any existing streets and alleys; it must be open to pedestrians; provide no, or limited vehicular access; have a minimum depth of 20 feet; have a minimum clear walking width of 10 feet free of any obstructions in the case of a pedestrian-only right-of-way; have at least 60 percent of the area of the alley or pathway open to the sky, with obstructions permitted within setbacks pursuant to Section 136 may be located within the portion of the alley or pathway that is required to be open to the sky; and be fronted with active uses pursuant to Section 145.1. New buildings abutting mid-block alleys provided pursuant to this Section 270.2 shall feature upper story setbacks according to the provisions of Section 261.1. Section 261.1 sets out setback requirements for subject frontages along narrow streets. Specifically, the following setback controls of 261.1 apply to Project: frontages abutting a mid-block passage of between 30 and 40 feet in width provided pursuant to Section 270.2 must provide upper story setback of not less than 5 feet above a height of 35 feet.

The Project is providing a mid-block alley that meets the requirements of Section 270.2. A paseo is being provided between the eastern building and the Affordable Housing building and will connect Harrison to Perry Streets and provide an access point to other green spaces and POPOS in the neighborhood. It will be 40 feet wide and open to the sky. Under Section 261.1, the façades of both the eastern building and the Affordable Housing building that fronts the paseo must provide a setback of 5 feet above a height of 35 feet. As proposed, neither building is providing a setback along the mid-block alley. The Project

is seeking an exception from the upper-story setback controls along the mid-block alley pursuant to Section 261.1 as part of the Large Project Authorization.

- UU. **Transportation Sustainability Fee (“TSF”) (Section 411A).** The TSF applies to the construction of a new non-residential use in excess of 8,000 gross square feet and to new construction of a PDR use in excess of 1,500 gross square feet.

The Project Sponsor will comply with this Section by paying the applicable TSF fee to the city.

- VV. **Eastern Neighborhoods Infrastructure Impact Fee (Section 423).** The Eastern Neighborhoods Infrastructure Impact Fee applies to all new construction within the Eastern Neighborhoods Plan Area. Under the Central SoMa Plan, properties that received a height increase of 46 feet to 85 feet are within the Tier B category; those that received a height increase above 85 feet are within the Tier C category.

The Property was rezoned from a varying height limit of 45-X, 55-X, and 85-X to a split zoning of 130-X-160-CS, 85-X-160-CS, and 130-CS. All portions are classified as Tier C. Therefore, the Project will comply with the applicable Eastern Neighborhoods Infrastructure Impact fee to the city as required.

- WW. **Public Art (Section 429).** In the case of construction of a new building or addition of floor area in excess of 25,000 square feet to an existing building in a CMUO District, Section 429 requires a project to include works of art costing an amount equal to one percent of the construction cost of the building.

The Project will comply with this Section by dedicating one percent of the Project’s construction cost to works of art. The public art concept will be done in consultation with the San Francisco Arts Commission and presented to the Planning Commission at an informational hearing prior to being installed.

- XX. **Central SoMa Community Services Facilities Fee (Section 432).** The proposed Central SoMa Community Facilities Fee would apply to any project within the Central SoMa SUD that is in any Central SoMa fee tier and would construct more than 800 square feet.

The Property is located in the Central SoMa Plan and is constructing more than 800 square feet, thus subject to this fee. The Project Sponsor will pay the applicable Central SoMa Community Services Facilities fee to the city.

- YY. **Central SoMa Infrastructure Impact Fee (Section 433).** The Central SoMa Infrastructure Impact Fee would generally apply to new construction or an addition of space in excess of 800 gross square feet within the Central SoMa SUD.

The Property was rezoned from varying height limits of 45-X, 55-X, and 85-X to a split zoning of 130-X-160-CS, 85-X-160-CS, and 130-CS. All portions are classified as Tier C. Therefore, the Project will comply and will pay the applicable Central SoMa Infrastructure Impact Fee.

- ZZ. Central SoMa Community Facilities District (Section 434).** Projects that proposed more than 25,000 square feet of new non-residential development on a Central SoMa Tier B or Tier C property, and which exceed the Prevailing Building Height and Density Controls established in Section 249.78(d)(1)(B), must participate in the Central SoMa Community Facilities District.

The Property was rezoned from a varying height limit of 45-X, 55-X, and 85-X to a split zoning of 130-X-160-CS, 85-X-160-CS, and 130-CS. All portions are classified as Tier C. Therefore, the Project will comply with this Section by participating in the Central SoMa Community Facilities District with the applicable rates applied, in order to exceed Prevailing Building Height and Density Controls.

- 7. Large Project Authorization Design Review in Eastern Neighborhoods Mixed Use District.** Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:

- A. Overall building mass and scale.** *The Project's mass and scale are appropriate for the large lot and surrounding context. The Project fronts three major streets: Harrison, 4th, and Perry Streets, with a frontage that is 606 feet in length along Harrison, 160 feet in length along 4th Street, and 671 feet in length along Perry Street. In order to break up the massing to avoid one large uniform building on the site, the Property has been divided into two distinct building segments, an oblong-shaped structure with the massing towards Harrison and 4th Street (western portion) and a spheroid-shaped structure with the massing running diagonally from Harrison to Perry Streets fronting the mid-block paseo (eastern portion).*

The Commercial Building is sculpted as a carved volume of space that accentuates the urban room and visually separates the upper massing while using horizontal stacks of forms to further articulate its massing. The Commercial Building is articulated on both large and small scale to create a cascading effect reminiscent of falling leaves (both the large stacked forms of the building and the smaller cascading forms of the hardscape elements in the POPOS).

In an effort to break up the massing and bulk along the Harrison and Perry Street frontages, the Project has been broken down so that it appears to be two separate structures on the Property. Both structural components – the western portion and the eastern portion share the below-grade foundation, off-street parking, and mechanical systems. The western and eastern portions function both as one unit, as well as their own unit with individual lobbies and elevator and stair cores but with shared floor plates that are all connected via a walkway connecting along Perry Street. This configuration allows for maximum flexibility and function accommodated by the proposed building form. To break down the appearance of a uniform structure, both segments have been carefully articulated with attention to the fenestration

patterns and building materials both vertically and horizontally. Though proposing a uniform material palette, the subtle shifts in color occur from the horizontal bands. The horizontal bands arrange pulses in sets of 1-to-3 stories. To modulate the façade and emphasize the urban room, as identified in the Central SoMa Area Plan, the upper floors have been designed to be deferential to the “urban room.” Two rectilinear façades along Harrison Street define the urban room and streetwall at the podium levels. The podium façade colors are more saturated, further enhancing its presence in the foreground. Above the podiums, both the oblong-shaped western portion and spheroid-shaped eastern portion curve away from the urban room, further enhancing it. The façade module size pulse tightens at corners and graduates to more open at the center. The material detailing of the façade further emphasizes the curvilinear aspects of both the eastern and western portions. The varied character of the geometric forms ensure that the project integrates with the existing urban fabric, by pulling the massing away from the Harrison Street frontage.

Both components of the proposed structure have been designed to be 185 feet in height, exclusive of the mechanical screen, which is appropriate for the prominent corner location. Though one building, the façades have been articulated to recognize and respond to the existing pattern of long blocks, open spaces, and varying sizes of streets. The western portion curves substantially away from Harrison Street at the seventh floor. Both segments of the proposed building have been designed with several setbacks that modulate their respective façades and make the overall appearance to be of interwoven leaf forms tied together through their massing and materials. At the seventh floor, further emphasizing the urban room, there is an angled 14-foot setback along 4th Street as well as substantial varying curvilinear setbacks along Harrison Street; the entirety of the Perry Street façade is setback at least 15 feet from the property line and widening as much as 25 feet for some portions of the Perry Street frontage. There is a mid-block paseo that separates the proposed commercial building from the parcel that will be dedicated to MOHCD, which in turn is limited to 85 feet in height. The Commercial Building’s rectilinear façade will align with the future affordable housing building contiguous to the Project site, continuing the urban room.

The existing neighborhood is a high-density downtown neighborhood with a mixture of low- to mid-rise development containing commercial, office, industrial, and residential uses, as well as several undeveloped or underdeveloped sites, such as surface parking lots and single-story industrial buildings. The massing of the proposed structure has also been designed to respect the scale and character of the evolving Central SoMa neighborhood. The Project site is located to the west (along Harrison Street) from the 400 2nd Street/One Vassar project, which is anticipated for redevelopment with three mixed-use office, residential, and hotel towers reaching heights of 200-to-350 feet (19-to-35-stories).

Overall, the scale and massing of the Project is in keeping with the buildings on the subject block, as well as with those that will be developed over the next several years in this neighborhood.

- B. Architectural treatments, facade design and building materials.** *The Project has been designed so that it does not appear to be one large ‘office structure’ but rather as separate structural components that are part of a unified whole. This is achieved through the curvilinear setbacks accentuating the leaf forms and overall massing, but also through the architectural detailing of each building component. The Commercial Building design takes inspiration from the intrinsic geometries of the built and natural*

environments, including the geometry of subtraction such the oblong shape of South Park as the focal point of the SoMa neighborhood. The geometry of infrastructure, the undulating and dynamic shape of the adjacent freeway, and the geometry of ecology (the lowering and branching forms of the original natural environment).

The Commercial Building creates a dynamic “fifth” and even “sixth” façade by articulating, animating, and incorporating the belvederes and the under-portions of the building in the overall architecture. The building uses stacking elements and façade treatments to present a façade that is different and unique from other existing and proposed projects but still resonates with the urban character of Central SoMa. It visually breaks up the mass by using horizontal stacks arranged in varying vertical increments. It distinguishes each of the stacks by creating a pulsing visual identity for each stack, within the context of the actual vertical massing stacks. It also creates a pattern of visual pulsing using the rhythmic expansion and contraction of vertical elements. These elements consist of glazing, metal panels, and reliefs of varying sizes arrayed across the individual façades. The commercial building uses materials that are deeper and denser within the urban room and graduate sequentially with each stack to enhance the sense of the urban room and distinguish it from the upper elements. The overall building is distinguished by materials rendered in colors of zinc at the eastern portion and cooper at the western portion. The grid of dimensional fins assists with solar and wind impacts and provide shading. The fins also add visual relief to the building giving an apparent weight at the base. The curvilinear facades at the upper stories were articulated by varying the two-or-three story sets of horizontal bands. These stacked bands use a fenestration logic of narrower at the corners graduating to wider at the center of the horizontal, reading as a pulse horizontally. These pulses vary in the stacks as they move up the building facade. Variation in color was added to further enhance the copper or zinc hue with deepest values at the base and lightening as they move vertically up the building. Computational design was used to shift color values from the bands above and below to give visual dynamism to the facades both vertically and horizontally. This approach mimics the organic nature of bark on a tree, so the façade is not static but changes as one moves around the building.

The Project incorporates a simple, yet elegant, architectural language that is accentuated by contrasts in the exterior materials. Overall, the Project offers a high-quality architectural treatment, which provides for unique and expressive architectural design that is consistent and compatible with the surrounding neighborhood.

- C. The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access.** *The ground floor of the proposed building contains retail spaces fronting Harrison, 4th, and Perry Streets, with a Child Care Facility located along Perry Street. The PDR uses are accessed along both the Harrison and Perry Street frontages. The ground floor PDR is expressed as a one-story element with heavy blackened steel frame but otherwise transparent. The interior POPOS and other amenities are thin-framed multi-story elements to create variety at the ground level. Along the mid-block alley, the eastern portion features a combination of PDR space, the Child Care Facility, as well as the Child Play Area. West of the mid-block alley is the proposed land dedication for affordable housing. Though*

MOHCD will design the building for its own needs in the future, the test affordable building envisions an amenity space and residential lobby at the ground floor. The future Affordable Housing building will have access via both Harrison and Perry Street.

The ground floor will be 14 feet in height. The two proposed lobbies are minimal in size and located in two locations, one in the eastern portion and the second in the western portion of the proposed commercial building. All ground floor spaces have been designed to be transparent, inviting, and to allow people to view activities inside the buildings and in the public spaces. All of these spaces and lobbies are located at the sidewalk level and face directly onto the public right-of-way or on the mid-block paseo. The Project has been designed with ground floors that consist of a variety of vertical elements with glass panels, interspersed with storefront entrances. The proposed PDR units will have their own kit of parts for customizable solidity and transparency as their respective PDR uses require. However, the project in its entirety will comply with transparency requirements. All of the ground floor spaces have been designed to allow visibility into the interior spaces, creating active engagement between the pedestrians along the street and users within the buildings.

- D. The provision of required open space, both on- and off-site. In the case of off-site publicly accessible open space, the design, location, access, size, and equivalence in quality with that otherwise required on-site. The Project meets the open space requirement by constructing a publicly-accessible mid-block paseo (exterior POPOS), an interior POPOS, and roof decks.**
- E. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2.**

Pursuant to Planning Code Section 270.2, projects located in the Central SoMa SUD that have one or more street or alley frontages of over 200 linear feet on a block face longer than 400 feet between intersections are required to provide a publicly-accessible mid-block alley for the entire depth of the property. In addition, new buildings abutting mid-block alleys provided pursuant to Section 270.2 shall feature upper story setbacks according to the provisions of Section 261.1. Section 261.1 sets out setback requirements for subject frontages along narrow streets. Specifically, the following setback controls of 261.1 apply to Project: frontages abutting a mid-block passage of between 30 and 40 feet in width provided pursuant to Section 270.2 must provide upper story setback of not less than 5 feet above a height of 35 feet.

The Project is providing a mid-block alley that meets the requirements of Section 270.2. A paseo is being provided between the eastern building and the Affordable Housing building and will connect Harrison to Perry Streets and provide an access point to other green spaces and POPOS in the neighborhood. It will be 40-feet wide and open to the sky. Under Section 261.1, the façades of both the eastern building and the future Affordable Housing building that fronts the paseo must provide a setback of 5 feet above a height of 35 feet. As proposed, neither building is providing a setback along the mid-block alley. The Project is seeking an exception from the upper-story setback controls along the mid-block alley pursuant to Section 261.1 as part of the Large Project Authorization.

The Project will provide 16,700 square feet of POPOS through a combination interior and exterior POPOS. There will be an interior POPOS measuring 6,500 square feet, 3,100 square feet of exterior POPOS along Harrison, 4th Street, as well as Perry Street; in addition, there is an exterior POPOS via the mid-block paseo measuring 7,100 square feet connecting Perry and Harrison Street.

The total area of usable open space provided by the Project exceeds Code requirements. The Central SoMa Plan area currently suffers from a shortage of public parks and recreational areas relative to the number of existing residents. The proposed POPOS program will be further activated by the ground-floor retail, PDR, Office, and Child Care Facility uses within the Project.

- F. **Streetscape and other public improvements, including tree planting, street furniture, and lighting.** *In compliance with Planning Code Section 138.1, there will be sidewalk and streetscape improvements made to Harrison, 4th Street, and Perry Street. New sidewalks, curbs, gutters and street trees will be provided along all three street frontages. The Project also includes extending the Harrison Street sidewalk from 10 feet to 15 feet for the entire Harrison Street block face, beyond the Project's frontage extending to 3rd Street, as well as providing landscaping along the Perry Street frontage where the proposed building will be setback. There will be 21 new street trees along Harrison Street and 8 new street trees along 4th Street.*
 - G. **Circulation, including streets, alleys and mid-block pedestrian pathways.** *The Project provides ample circulation in and around the project site through the streetscape improvement and construction of a publicly-accessible mid-block paseo. Automobile access is limited to ingress and egress from Perry Street. All five at-grade off-street loading spaces and the subterranean service vehicles are provided along or will be accessed from Perry Street.*
 - H. **Bulk limits.** *The building has been designed with a lower podium fronting Harrison Street. The upper massing of the western portion of the building is set at a rounded angle that insets towards the middle of the site, creating a recessed area at the upper floors. There is a connector between the west and east portion of the building, which is approximately 85 feet from Harrison Street. The eastern portion of the building's massing is also curved away from Harrison, creating additional points of depth. These massing breaks at the upper floors create visual interest, break up the plane of the building and allow for green space.*
 - I. **Other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan.** *The Project, on balance, meets the Objectives and Policies of the General Plan. See Below.*
8. **Central SoMa Key Site Exceptions & Qualified Amenities (Section 329(e)).** Pursuant to Section 329(d), the Planning Commission may grant certain exceptions to the provisions of the Planning Code. Pursuant to Section 329(e), within the Central SoMa SUD, certain additional exceptions are available for projects on Key Sites that provide qualified amenities in excess of what is required by the Code. Qualified additional amenities that may be provided by these Key Sites include: affordable housing beyond what is required under Section 415et seq.; land dedication pursuant to

Section 413.7 for the construction of affordable housing; PDR at a greater amount and/or lower rent than is otherwise required under Sections 202.8 or 249.78(c)(5); public parks, recreation centers, or plazas; and improved pedestrian networks. Exceptions under Section 329(e) may be approved by the Planning Commission if the following criteria are met:

- a. The amenities and exceptions would, on balance, be in conformity with and support the implementation of the Goals, Objectives, and Policies of the Central SoMa Plan,

The Project is providing a community benefit as was envisioned or called for in the Central SoMa Plan. The Project will donate an approximately 15,000 square foot parcel as a land dedication site for future affordable housing that meets the definition of Section 401, to be developed by MOHCD. Up to 144 dwelling units are proposed to be developed through the selection of an affordable housing developer. The land dedication has been determined by MOHCD as being acceptable in terms of size, configuration, physical characteristics, access, location, and adjacent uses.

The Project is seeking four exceptions through the Large Project Authorization process. The exceptions are not egregious nor deviate significantly from the Planning Code requirements. The Project is in conformity with the General Plan and the Central SoMa Plan, particularly the parameters outlined for Key Site 2: Fourth and Harrison Site, and meets the community benefit envisioned for the Plan area.

- b. The amenities would result in an equal or greater benefit to the City than would occur without the exceptions, and

The requested exceptions are necessary to provide the amenity listed above, including the 15,000 square foot parcel for the 100% affordable housing development. The amenity exceeds Planning Code requirements for development at the Property. Because the Project is not a residential building, it is not required to provide affordable housing. However, in an effort to achieve the City's overall jobs housing balance, the Project is dedicating a parcel for MOHCD to develop 100% affordable housing at a later date.

- c. The exceptions are necessary to facilitate the provision of important public assets that would otherwise be difficult to locate in a highly developed neighborhood like SoMa.

The Central SoMa Plan area identified Key Site No. 2 as containing the potential for dedicating a portion of the site for a 100% affordable housing development while still including a large footprint for a substantial commercial development. The Area Plan clarifies that the preferred location for the affordable housing site is the interior of the block facing Harrison Street, measuring at least 15,000 square feet. The Area Plan envisioned that if providing on-site affordable housing, the Plan could allow up to 25 feet of additional height on the building proposed on the site (per Implementation Measure 8.5.1.2). The Plan's "skyplane" requirements mandate mass reduction from 50%-80% along street-facing property lines (per Implementation Measure 8.3.3.1). If required to provide on-site affordable housing without diminishing the overall project development potential, the Plan could allow a reduction of the "skyplane"

requirements along some combination of Harrison Street and 4th Street. This reduction would be designed to shift the building mass in a manner that emphasizes the corner of 4th Street and Harrison. Per Planning Code Section 270.2, the site will be required to provide a mid-block connection between Harrison and Perry Streets. The mid-block connection should be located in the middle-third of the block. Any parking and loading provided shall be accessed off of Perry Street and/or the new mid-block alley. The Central SoMa Area Plan states that a good location for 725 Harrison's POPOS is on the west side of 4th Street, where it could serve to activate the street (in keeping with Implementation Measures 4.1.10.1 and 5.3.2.1); if provided on-site, the Project's POPOS should be an inviting indoor space along 4th Street as well as the mid-block alley between Harrison Street and Perry Street.

Because the proposed configuration of the building, the location of the land dedication parcel, indoor POPOS, as well as mid-block alley are arranged in the prescriptive manner encouraged and envisioned in the Central SoMa Area Plan, and because the Project's various amenities will allow valuable public assets in a densely-developed area where it would be otherwise be difficult to locate so many public benefits, the exceptions and variances the Project is seeking are necessary to facilitate the provision of the aforementioned public benefits as well as align with the vision identified in the Central SoMa Area Plan.

Accordingly, pursuant to Planning Code Sections 329(d) and 329(e) the Planning Commission has considered the following exceptions to the Planning Code, makes the following findings, and grants each exception to the Project as further described below:

- A. Building Setbacks and Streetwall Articulation (Section 132.4).** Section 132.4 requires, among other items, that (i) buildings within the Central SoMa SUD be built up to the street-or alley-facing property line up to 65 feet in height, subject to the controls of Section 261.1 (additional height limits for narrow streets and midblock-alleys) as applicable; (ii) that mid-rise buildings provide a 15-foot setback above a height of 85 feet, extending at least 60 percent of the frontage length along all street- and alley-facing property lines, and for the entire frontage along interior property lines.

For mid-rise buildings (above 85 feet up to 160 feet) in the CS Bulk District, the following requirements apply: (i) along all street-and alley-facing property lines, a 15-foot setback is required for the mid-rise portion (the portion above 85 feet) for at least 60% of the frontage length; (ii) along all interior property lines, a 15-foot setback is required for the mid-rise portion for the entire frontage. For towers (taller than 160 feet) in the CS Bulk District, a 15-foot setback is required for the tower portion (above 85 feet) for the entire frontage along all property lines.

The Project is utilizing the 25-foot additional height exception under Section 263.32 to exceed the 160-foot height limit to 185 total. Per Section 263.32(c)(3), the building is subject to the controls of Section 132.4 and 270(h) based on the otherwise applicable Height Limit for the lot – in this case, the otherwise applicable height limit is 160 feet, subject to the mid-rise building controls. Planning Code Section 132.4 requires, among other things, the following for mid-rise buildings: a building be built up to the street-or alley-facing property line up to 65 feet in height, subject to the controls of Section 261.1 (additional

height limits for narrow streets and midblock-alleys) as applicable (Sec. 132.4(d)(1)(A)); along all street- and alley-facing property lines, mid-rise buildings must provide a 15-foot setback above a height of 85 feet, for at least 60 percent of the frontage length, and for the entire frontage along interior property lines (Sec. 132.4(d)(2)(A)(i)); along all interior property lines, mid-rise buildings must provide a 15-foot setback above a height of 85 feet, for the entire frontage along interior property lines (Sec. 132.4(d)(2)(A)(ii)).

The Project fronts on Harrison, Fourth, and Perry Streets. It consists of one structure that has two separate massing components: the larger, oblong-shaped structure with the massing towards Harrison and Fourth Streets (western building), and a smaller spheroid-shaped structure with the massing running diagonally from Harrison to Perry Streets fronting the mid-block paseo (eastern building). The structure will be approximately 185 feet tall, with a 20-foot-tall mechanical screen at the western building, for a total height of 205 feet, and an 11-foot-6-inch-tall mechanical screen at the eastern building, for a total height of 196 feet. The podium along all facades will have a height of 80 feet.

The Project will require exceptions from the setback and streetwall controls of Section 132.4, as follows:

Fourth Street setback. The frontage of this façade is 160'-1". 60 percent of the frontage is 96'. There is a 14'-4" setback along the upper floors but due to the contours of the design and massing on this façade, the setback does not occur for the required 60 percent of this frontage.

Harrison Street setbacks. Due to the curved nature of the upper stories, portions of each structure encroach within 15 feet from the property line along Harrison Street. The western building has a frontage of 323'-8"; 60 percent of the frontage is 194'-2". The building meets the required setbacks for 158'-6", or 48 percent of the requirement. The eastern structure has a frontage of 164'; 60 percent of this frontage is 98'-5". The building meets the required setbacks for 77'-6", or 47 percent of the requirement.

Interior Lot Line setback. The Project site excludes the small, rectangular lot at 759 Harrison Street. Both the Project's eastern and western buildings will encroach within 15 foot of the interior lot lines on either side of 759 Harrison Street. The eastern portion will be setback from 759 Harrison Street by 12-feet-6-inches. The western portion generally complies with the 15-foot setback, with the exception for a small portion near the rear of 759 Harrison Street, where it is only setback by 13 feet 3 inches.

*Perry Street setback. The entire structure is setback 15 feet, 1 inch, along Perry Street, exceeding the required upper story setback from Section 261.1 of a 10-foot setback above a height of 1.25 x the width of Perry Street (1.25 * 35 feet = 43.75 feet). The Project does not extend to the property line below 65; in height due to the proximity to the Caltrans freeway right-of-way as discussed below. Therefore, the Project is Code-complying on this façade.*

These exceptions are minor in scope and necessary to facilitate an innovative architectural design style that meets the intent of Section 132.4 by contributing to the dynamism of the neighborhood while maintaining a strong streetwall presence. The Property abuts the Highway 80 overpass, which runs along Perry Street. Due to the constraints of this infrastructure, the building has been setback to allow

for adequate clearance for Caltrans and light and air to Perry Street. This design also allows for the Project to shift massing in a manner that maximizes sun access to the POPOS on site and to Perry Street.

- B. Controls for Wind Comfort and Hazards (Section 249.78(d)(9)).** Projects in the Central SoMa SUD that are over 85 feet in height may not result in wind speeds that exceed the Comfort Level at any location. Projects must generally refrain from resulting in wind speeds exceeding a “Comfort Level” (ground-level wind speeds of 11 mph in areas of substantial pedestrian use and seven mph in public seating areas between 7 a.m. and 6 p.m., when occurring for more than 15% of the time year round) and may not cause a “Substantial Increase” in wind speeds of more than six miles per hour for more than 15% of the time year round) at any location where the existing or resulting wind speed exceeds the Comfort Level. However, a project may seek exception from this standard if it demonstrates that (1) it has undertaken all feasible measures to reduce wind speeds through such means as building sculpting and appearances, permanent wind baffling measures, and landscaping; and (2) further reducing wind speeds would substantially detract from the building design or unduly restrict the square footage of the project.

The Project requires exception from the wind comfort standards but not for wind hazard standards.

Comfort Criterion: The Project requires exception from the wind comfort standards. A wind analysis⁴ determined that the Project would result in 12 additional Comfort exceedances above current conditions. The average Comfort wind speed over all points increases by only 1 mph. The Project meets the criteria for a wind comfort exception, as follows: the Project has undertaken a number of wind reduction measures, including installing more trees than required for new construction, installing wind screens along Fourth Street, adding massing steps, incorporating projecting vertical and horizontal elements along Harrison Street and increasing setbacks at ground level, which will significantly reduce wind speeds. The Project’s wind consultant has determined that major modifications to the building at the corner of Fourth and Harrison would be necessary to significantly reduce wind speeds further and no additional massing changes would further reduce the wind levels.

- C. Narrow and Mid-Block Alley Controls (Sections 261.1).** Pursuant to Planning Code Section 270.2, projects located in the Central SoMa SUD that have one or more street or alley frontages of over 200 linear feet on a block face longer than 400 feet between intersections are required to provide a publicly-accessible mid-block alley for the entire depth of the property. In addition, new buildings abutting mid-block alleys provided pursuant to Section 270.2 shall feature upper story setbacks according to the provisions of Section 261.1. Section 261.1 sets out setback requirements for subject frontages along narrow streets. Specifically, the following setback controls of 261.1 apply to Project: frontages abutting a mid-block passage of between

⁴ Pedestrian Wind Study for 725 Harrison Report, May 16, 2019, prepared by RWDI.

30 and 40 feet in width provided pursuant to Section 270.2 must provide upper story setback of not less than 5 feet above a height of 35 feet.

The Project is providing a mid-block paseo that meets the requirements of Section 270.2. A paseo is being provided between the eastern building and the Affordable Housing building and will connect Harrison to Perry Streets and provide an access point to other green spaces and POPOS in the neighborhood. It will be 40-feet wide and open to the sky. Under Section 261.1, the façades of both the eastern building and the future Affordable Housing building that fronts the paseo must provide a setback of 5 feet above a height of 35 feet. As proposed, neither building is providing a setback along the mid-block paseo. Thus, the Project is seeking an exception from the upper-story setback controls along the mid-block alley pursuant to Section 261.1.

- D. **Horizontal Mass Reduction (Section 270.1).** Planning Code Section 270.1 requires that new development in the Eastern Neighborhoods with building lengths exceeding 200 square feet incorporate horizontal mass reductions with certain minimum dimensions, to break up the apparent building massing. The mass reduction breaks shall not be less than 30 feet in width and less than 60 feet in depth from the street facing building façade, shall extend up to the sky from a level not higher than 25 feet above grade or the third story, whichever is lower; and result in discrete building sections with a maximum plan length along the street frontage not greater than 200 feet.

The Project is seeking an exception from the horizontal mass reduction standards for frontages on Harrison Street, which extends for lengths of more than 200 feet. This façade does not contain a massing breaks that meets the Code. The building has been designed with a lower podium fronting Harrison Street. The upper massing of the western building is set at a rounded angle that insets towards the middle of the site, creating a recessed area at the upper floors. There is a connector between the west and east buildings, which is approximately 85 feet from Harrison Street. The eastern building's massing also curved away from Harrison, creating additional points of depth of the building on the site. These massing breaks at the upper floors create visual interest, break up the plane of the building and allow for green space.

An exception is justified, as the building walls along the Harrison frontage help to provide a strong street wall presence with active ground floor uses, consistent with design goals of the Central SoMa Plan. While not strictly compliant with Section 270.1, two major mass reductions are provided along Harrison Street where the upper buildings curve away from the street, fulfilling the intent of Section 270.1 to break down the horizontal mass along long blocks.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 2:

INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION.

Policy 2.2:

Provide and promote a balanced recreation system which offers a variety of high quality recreational opportunities for all San Franciscans.

Policy 2.7:

Expand partnerships among open space agencies, transit agencies, private sector and nonprofit institutions to acquire, develop and/or manage existing open spaces.

OBJECTIVE 3:

IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE.

Policy 3.2:

Establish and Implement a network of Green Connections that increases access to parks, open spaces, and the waterfront.

The Project will provide a cumulative 16,700 square feet of indoor and outdoor POPOS. This includes a 6,500-square foot interior POPOS as well as 10,200 square feet of exterior POPOS, 7,100 square feet of which will be via a mid-block paseo. The Central SoMa Plan area currently suffers from a shortage of public parks and recreational areas relative to the number of existing residents. The proposed locations along 4th Street for indoor POPOS and Harrison Street connecting to Perry Street, would provide protection from noise and traffic and allow for activation by surrounding ground-floor uses within the Project. Due to the scarcity of publicly-accessible open spaces in Central SoMa, the creation of open space was identified as a high priority of the Plan.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Policy 3.2:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

The Project will provide 770,000 GSF of office, 29,100 GSF of PDR, 3,900 GSF of retail, and 3,000 GSF of child care uses; thus, the Project will expand employment opportunities for city residents. These uses will help to retain existing commercial and industrial activity and attract new such activity. The Project will also include up to 4 micro-retail spaces intended to contain smaller-scale neighborhood-serving uses.

OBJECTIVE 4:

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.1:

Maintain and enhance a favorable business climate in the city.

Policy 4.2:

Promote and attract those economic activities with potential benefit to the City.

Policy 4.11:

Maintain an adequate supply of space appropriate to the needs of incubator industries

The Project would contain approximately 29,100 of PDR use, which will mitigate against the potential displacement of viable industrial firms. Further, the proposed PDR square footage exceeds what would otherwise have been required under Prop X.

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

OBJECTIVE 4:

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

Policy 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.5

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4:

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

The Project will dedicate an approximately 15,000-square foot through-lot facing Perry and Harrison Streets as a land dedication site for future affordable housing to be developed by MOHCD. This housing may include up to 144 units and provide much-needed affordable housing for residents in an area of the City that is low supply. It will ensure that there is a diversity of residents in the neighborhood as well as users of the commercial spaces. It will continue the residential nature of this mixed-use neighborhood.

URBAN DESIGN ELEMENT

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.4:

Protect and promote large-scale landscaping and open space that define districts and topography.

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.3:

Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

Policy 3.4:

Promote building forms that will respect and improve the integrity of open spaces and other public areas.

Policy 3.5:

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

Policy 3.6:

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The Project features varied and engaged architecture that will contribute to the character of the neighborhood. The building materials of are high quality and will promote visual relationships and transitions with new and older buildings in the Central SoMa neighborhood. The Project will feature two distinct components, the eastern and western portion, which will break down the prevailing scale of the development to avoid an overwhelming or dominating appearance along Harrison, 4th, and Perry Streets.

CENTRAL SOMA PLAN

GOAL 2: MAINTAIN A DIVERSITY OF RESIDENTS

OBJECTIVES AND POLICIES

OBJECTIVE 2.3:

ENSURE THAT AT LEAST 33 PERCENT OF NEW HOUSING IS AFFORDABLE TO VERY LOW, LOW, AND MODERATE INCOME HOUSEHOLDS

Policy 2.3.2:

Require contribution to affordable housing from commercial uses.

Policy 2.3.3:

Ensure that affordable housing generated by the Central SoMa Plan stays in the neighborhood.

OBJECTIVE 2.6:

SUPPORT SERVICES – SCHOOLS, CHILD CARE, AND COMMUNITY SERVICES – NECESSARY TO SERVE LOCAL RESIDENTS

Policy 2.6.2:

Help facilitate the creation of childcare facilities.

The Project includes the dedication of a through-lot parcel to MOHCD for the development of 100% affordable housing and will provide a 3,000 square foot child care facility.

GOAL 3: FACILITATE ECONOMICALLY DIVERSIFIED AND LIVELY JOBS CENTER OBJECTIVES AND POLICIES

OBJECTIVES AND POLICIES

OBJECTIVE 3.1:

ENSURE THE PLAN AREA ACCOMMODATES SIGNIFICANT SPACE FOR JOB GROWTH

Policy 3.1.1:

Require non-residential uses in new development on large parcels.

OBJECTIVE 3.2:

SUPPORT THE GROWTH OF OFFICE SPACE

Policy 3.2.1:

Facilitate the growth of office.

OBJECTIVE 3.3:

ENSURE THE REMOVAL OF PROTECTIVE ZONING DOES NOT RESULT IN A LOSS OF PDR IN THE PLAN AREA

Policy 3.3.2:

Limit conversion of PDR space in formerly industrial districts.

Policy 3.3.3:

Require PDR space as part of large commercial development.

OBJECTIVE 3.4:

FACILITATE A VIBRANT RETAIL ENVIRONMENT THAT SERVES THE NEEDS OF THE COMMUNITY

Policy 3.4.2:

Require ground-floor retail along important streets.

Policy 3.4.3:

Support local, affordable, community-serving retail.

Upon completion, the Project will provide 770,000 GSF of office, 3,900 GSF of retail, 29,100 GSF of PDR, and 3,000 GSF of child care uses. Ground-floor retail will be located along Harrison, 4th, and Perry Streets. The new office, retail and PDR uses will accommodate significant opportunities for job growth within the Central SoMa SUD.

GOAL 4: PROVIDE SAFE AND CONVENIENT TRANSPORTATION THAT PRIORITIZES WALKING, BICYCLING, AND TRANSIT

OBJECTIVE 4.1:

PROVIDE A SAFE, CONVENIENT, AND ATTRACTIVE WALKING ENVIRONMENT ON ALL THE STREETS IN THE PLAN AREA

Policy 4.1.2:

Ensure sidewalks on major streets meet Better Streets Plan standards.

Policy 4.1.8:

Ensure safe and convenient conditions on narrow streets and alleys for people walking.

Policy 4.1.10:

Expand the pedestrian network wherever possible through creation of narrow streets, alleys, and mid-block connections.

OBJECTIVE 4.4:

ENCOURAGE MODE SHIFT AWAY FROM PRIVATE AUTOMOBILE USAGE

Policy 4.4.1:

Limit the amount of parking in new development.

Policy 4.4.2:

Utilize Transportation Demand Management strategies to encourage alternatives to the private automobile.

Policy 4.5.2:

Design buildings to accommodate delivery of people and goods with a minimum of conflict.

The Project will provide 116 off-street parking spaces for the non-residential uses, which is well below the maximum required. Additionally, a total of 258 Class 1 and 34 Class 2 bicycle spaces will be provided for a total of 292 bicycle parking spaces. The Project has also developed a TDM Program and will incorporate improvements to the pedestrian network, including bulb-outs, landscaping, and widened sidewalks, including a portion beyond the project frontage extending the Harrison Street sidewalk from 4th to 3rd Street. All street and sidewalk improvements will comply with the City's Better Street's Plan and Vision Zero Policy.

**GOAL 5: OFFER AN ABUNDANCE OF PARKS AND RECREATIONAL OPPORTUNITIES
OBJECTIVES AND POLICIES**

OBJECTIVES AND POLICIES

OBJECTIVE 5.5:

AUGMENT THE PUBLIC OPEN SPACE AND RECREATION NETWORK WITH PRIVATELY-OWNED PUBLIC OPEN SPACES (POPOS).

Policy 5.5.1:

Require new non-residential development and encourage residential development to provide POPOS that address the needs of the community.

The Project include approximately 16,700 square feet of POPOS, 10,200 will be an exterior POPOS via a mid-block alley paseo as well as exterior usable open space along Harrison, 4th Street, and Perry Street and an indoor 6,500-square foot POPOS that will be accessible from all three street frontages.

**GOAL 8: ENSURE THAT NEW BUILDINGS ENHANCE THE CHARACTER OF THE
NEIGHBORHOOD AND CITY OBJECTIVES AND POLICIES**

OBJECTIVES AND POLICIES

OBJECTIVE 8.1:

ENSURE THAT THE GROUND FLOORS OF BUILDING CONTRIBUTE TO THE ACTIVATION, SAFETY, AND DYNAMISM OF THE NEIGHBORHOOD

Policy 8.1.1:

Require that ground floor uses actively engage the street.

Policy 8.1.2:

Design building frontages and public open spaces with furnishings and amenities to engage a mixed-use neighborhood.

Policy 8.1.3:

Ensure buildings are built up to the sidewalk edge.

Policy 8.1.4:

Minimize parking and loading entrances.

OBJECTIVE 8.4:

ENSURE THAT NARROW STREETS AND ALLEYS MAINTAIN THEIR INTIMATENESS AND SENSE OF OPENNESS TO THE SKY.

Policy 8.4.1:

Require new buildings facing alleyways and narrow streets to step back at the upper stories.

OBJECTIVE 8.5:

ENSURE THAT LARGE DEVELOPMENT SITES ARE CAREFULLY DESIGNED TO MAXIMIZE PUBLIC BENEFIT.

Policy 8.6.1:

Conform to the City's Urban Design Guidelines.

Policy 8.6.2:

Promote innovative and contextually-appropriate design.

Policy 8.6.3:

Design the upper floors to be deferential to the "urban room".

Policy 8.6.4:

Design buildings to be mindful of wind.

Policy 8.6.5:

Ensure large projects integrate with the existing urban fabric and provide a varied character.

The Project Sponsor has worked with City staff for many years to develop a project that would incorporate high-quality design in both structures and open space. The Project features varied and engaged architecture

and includes a mid-block paseo providing a mid-block connection between Perry and Harrison Street. The building materials of are high quality and will promote visual relationships and transitions with new and older buildings in the Central SoMa neighborhood. The Project will feature three distinct structures, which will break down the prevailing scale of development to avoid overwhelming or dominating appearance in new construction.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project would not remove any retail uses and instead will add 3,900 gsf of retail use. In addition, the Project would replace the existing five buildings, some of which are vacant, and provide instead 29,100 square feet for PDR, 3,000 square feet for a Child Care Facility, and 770,000 square feet for Office uses. The new proposed uses would enhance future opportunities for resident employment and ownership.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project would not remove any existing housing. The Project proposes to provide 15,000 square feet of developable area above as a land dedication site to MOHCD for 100% affordable housing. The Project would provide land for the construction of up to 144 new dwelling units; thus, resulting in an overall increase in the neighborhood housing stock. In addition, the Project would add PDR uses, which add to the public realm and neighborhood character. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

- C. That the City's supply of affordable housing be preserved and enhanced,

No affordable housing exists or would be removed for this Project. The Project proposes to provide developable area, approximately 15,000 square feet for MOHCD, as a site for 100% affordable housing. Future development of this site would enhance the City's available housing stock.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is served by nearby public transportation options. The Project site is located in close proximity to the: 8, 8AX, 8BX, 10, 12, 27, 30, 45, 47, 81X, 82X, 83X and KLM MUNI bus lines, as well as the Central Subway line along 4th Street and the 4th & King Caltrain and MUNI light stations.

The Central Subway Project to extend the Muni Metro T Third Line through South of Market, Union Square, and Chinatown with four new stations is also expected to be completed soon. The T extension would run contiguous to the Project site along 4th Street. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for employees and their guests.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does replace some existing industrial uses with commercial office development; however, the proposed 29,100 square feet of PDR is more than the existing amount of PDR space and more than what would have otherwise been required for replacement PDR under Prop X (Planning Code Section 202.8). Thus, the Project with its proposed 29,100 square feet of ground-floor PDR space will increase the neighborhood's supply of available industrial use space. The Project will therefore expand future opportunities for employment and ownership in these sectors.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

A shadow fan analysis prepared by the Planning Department indicates that the project would not cast new shadows on any existing parks or public open spaces.

11. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

12. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
13. The Commission hereby finds that approval of the Large Project Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Large Project Authorization Application No. 2005.0759ENX** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated October 3, 2019, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as “EXHIBIT C” and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Central SoMa Plan EIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329 Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 12, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 12, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a **Large Project Authorization** to allow the demolition of the five existing buildings on the project site, merging six lots, dedicating a 15,000-square foot lot to MOHCD for affordable housing, and new construction of a 14-story, 185-ft tall, mixed-use building approximately 935,000 gross square feet in total located at 725 Harrison Street, Block 3762, and Lots 106, 108, 109, 112, 116, and 117 pursuant to Planning Code Sections 329 within the CMUO Zoning District, Central SoMa Special Use District and a 85-X-160-CS, 130-X-160-CS, and 130-CS Height and Bulk Districts; in general conformance with plans, dated October 3, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2005.0759ENX and subject to conditions of approval reviewed and approved by the Commission on December 12, 2019 under Motion No. XXXXXX.

The Project is contemplated as a single project that is approved by this Motion and the Variance approval which approvals will be vested based on commencement of construction for the entire Project (i.e. commencement of Phase I). To proceed with Phase II, the project sponsor will be required to obtain additional allocation of office use under Planning Code Section 321 and pull any site and/or building permits related thereto. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 12, 2019 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Large Project Authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Large Project Authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action for the entire Project is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct Phase I of the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit for Phase I be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. The Project is contemplated as a single project that is approved by this Motion and the Variance approval which approvals will be vested based on commencement of construction for the entire Project (i.e. commencement of Phase I). Should the Project Sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction of Phase I must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved. The Project is contemplated as a single project that is approved by this Motion and the Variance approval which approvals will be vested based on commencement of construction for the entire Project (i.e. commencement of Phase I). *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an

appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Additional Project Authorization - OFA.** The Project Sponsor must obtain an Office Allocation Authorization under Section 321 for the Project. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

7. **Additional Project Authorization - Variance.** The Project Sponsor must obtain Variances from the Zoning Administrator to address the Planning Code requirements for permitted obstructions (Planning Code Section 136), parking and loading entrances (Planning Code Section 145.1(c)(2)), street frontage active use requirements (Planning Code Section 145.1(c)(3) and 249.78(c)(1)), as well as ground floor commercial along 4th Street (Planning Code Section 145.4)). The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

8. **Land Dedication to MOHCD.** The Project Sponsor shall dedicate a 15,000-square foot parcel at the eastern portion of the project site to Mayor's Office of Housing and Community Development (MOHCD) for the development of inclusionary affordable housing. This requirement provides a required qualified amenity under Planning Code Section 329 for the project to qualify for exceptions for key sites in Central SoMa.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

10. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

11. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

12. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

13. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

14. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements and have permits for the required streetscape improvements on file with the City prior to issuance of the site permit, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

15. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

16. **Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. The Project Sponsor will continue to work with the Planning Department in consultation with Public Works on the final location(s) for transformer vaults. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

17. **Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

18. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

19. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

20. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 415-558-6377, www.sf-planning.org.

21. **Car Share.** Pursuant to Planning Code Section 166, no fewer than **four (4)** car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

22. **Bicycle Parking** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than **258 Class 1 bicycle parking spaces and 34 Class 2 bicycle parking spaces**. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

23. **Showers and Clothes Lockers.** Pursuant to Planning Code Section 155.3, the Project shall provide no fewer than **22** showers and **36** clothes lockers.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org .

24. **Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than **one hundred and sixteen (116)** off-street parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
25. **Off-Street Loading.** Pursuant to Planning Code Section 152, the Project will provide **8** off-street loading spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
26. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
27. **Driveway Loading and Operations Plan.** Pursuant to Planning Code Section 155(u), the Project sponsor shall prepare a DLOP for review and approval by the Planning Department, in consultation with the San Francisco Municipal Transportation Agency. The DLOP shall be written in accordance with any guidelines issued by the Planning Department.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
28. **POPOS Design and Operations Strategy (Central SoMa Plan – Implementation Matrix Measure 5.5.1.3).** The project shall be required to submit a design and operations strategy for the proposed Privately-Owned Public Open Spaces, that will be reviewed and approved by the Planning Department and Recreation and Parks Department (if applicable), soliciting feedback from members of the public.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
29. **Central SoMa Community Facilities District Program (Planning Code Section 434).** The development project shall participate in the CFD established by the Board of Supervisors pursuant to Article X of Chapter 43 of the Administrative Code (the “Special Tax Financing Law”) and successfully annex the lot or lots of the subject development into the CFD prior to the issuance of the first Certificate of Occupancy for the development. For any lot to which the requirements of this Section 434 apply, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property prior to the first Certificate of Occupancy for the development, except that for

condominium projects, the Zoning Administrator shall approve and order the recordation of such Notice prior to the sale of the first condominium unit. This Notice shall state the requirements and provisions of subsections 434(b)-(c) above. The Board of Supervisors will be authorized to levy a special tax on properties that annex into the Community Facilities District to finance facilities and services described in the proceedings for the Community Facilities District and the Central SoMa Implementation Program Document submitted by the Planning Department on November 5, 2018 in Board of Supervisors File No. 180184.

30. **Rates for Long-Term Office Parking.** Pursuant to Planning Code Section 155(g), to discourage long-term commuter parking, off-street parking spaces provided for all uses other than residential or hotel must be offered pursuant to the following rate structure: (1) the rate charged for four hours of parking cannot be more than four times the rate charged for the first hour; (2) the rate charged for eight hours of parking cannot be less than ten (10) times the rate charged for the first hour; and (3) no discounted parking rates are allowed for weekly, monthly, or similar time-specific periods. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sfplanning.org*

ADDITIONAL PROVISIONS

31. **Transferable Development Rights.** Pursuant to Section 124 and 249.78(e)(3) the Project Sponsor shall purchase the required number of units of Transferrable Development Rights (TDR) and secure a Notice of Use of TDR prior to the issuance of a site permit for all development on the Tier C portion of the Project which exceeds the base FAR of 3 to 1, up to an FAR of 4.25 to 1. *For more information about compliance, contact the Planning Department at 415-558-6378, www.sf-planning.org*
32. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project. *For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org*
33. **Transportation Brokerage Services - C-3, EN, and SOMA.** Pursuant to Planning Code Section 163, the Project Sponsor shall provide on-site transportation brokerage services for the actual lifetime of the project. Prior to the issuance of any certificate of occupancy, the Project Sponsor shall execute an agreement with the Planning Department documenting the project's transportation management program, subject to the approval of the Planning Director. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*

34. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

35. **Jobs-Housing Linkage Fee.** The Project is subject to the Jobs-Housing Linkage Fee, as applicable, pursuant to Planning Code Section 413. In the event the City adopts legislation establishing a new Jobs Housing Linkage Fee, increasing the amount of the Fee, or changing the methodology for determining the amount of the Jobs Housing Linkage Fee, before the Project procures a Certificate of Occupancy or a Certificate of Final Completion, and such new fee is applicable to development projects in the Central SOMA Plan area that have not procured a Certificate of Occupancy or a Certificate of Final Completion under the terms of the legislation, the Project shall be subject to such new or increased fee and shall pay any additional amounts due before the City may issue a Certificate of Occupancy or Final Completion.

Pursuant to Planning Code Section 249.78(e)(2), the Project Sponsor has elected to satisfy all or a portion of its Jobs-Housing Linkage Fee obligation through the Land Dedication Alternative contained in Sections 249.78(e)(2)(B) and 413.7, and has provided a letter from MOHCD verifying acceptance of an approximately 15,000-square foot parcel at the easternmost portion of the Project Site for this purpose. The value of the dedicated land shall be determined by the Director of Property pursuant to Chapter 23 of the Administrative Code, but shall not exceed the actual cost of acquisition by the project sponsor of the dedicated land in an arm's length transaction.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

36. **Child-Care Requirements – Office Development.** The Project is subject to Childcare Fee for Office and Hotel Development Projects, as applicable, pursuant to Planning Code Section 414. Pursuant to Planning Code Section 249.78(e)(4), prior to issuance of a building or site permit the Project must elect its choice of the options described in subsection (A), (B) and (E) of Section 414.4(c)(1) as a condition of Project approval. The Project anticipates electing compliance option under Section 414.4(c)(1)(A) to “provide a child care facility on the premises for the life of the project.” In the event the Project intends to elect an alternate method of compliance as provided in Section 249.78(e)(4), it shall notify the Planning Department of this change prior to issuance of a building or site permit for the Project.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

37. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

38. **Central SoMa Community Services Facilities Fee.** The Project is subject to the Central SoMa Community Services Facilities Fee, as applicable, pursuant to Planning Code Section 432. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*
39. **Central SoMa Community Infrastructure Fee.** The Project is subject to the Central SoMa Community Infrastructure Fee, as applicable, pursuant to Planning Code Section 433. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sfplanning.org*
40. **Central SoMa Community Facilities District.** The Project is subject to the Central SoMa Community Facilities District, pursuant to Pursuant to Planning Code Sections 434 and 249.78(d)(1)(C), and shall participate, as applicable, in the Central SoMa CFD. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sfplanning.org*
41. **Central SoMa SUD, Renewable Energy Requirements.** The Project shall fulfill all on-site electricity demands through any combination of on-site generation of 100% greenhouse gas-free sources in compliance with Planning Code Section 249.78(d)(5).
42. **Public Art Requirement.** The Project is subject to the Public Art Fee, as applicable, pursuant to Planning Code Section 429. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sfplanning.org.*
43. **Art Plaques.** Pursuant to Planning Code Section 429(b), the Project Sponsor shall provide a plaque or cornerstone identifying the architect, the artwork creator and the Project completion date in a publicly conspicuous location on the Project Site. The design and content of the plaque shall be approved by Department staff prior to its installation. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.*
44. **Art - Concept Development.** Pursuant to Planning Code Section 429, the Project Sponsor and the artist shall consult with the Planning Department during design development regarding the height, size, and final type of the art. The final art concept shall be submitted for review for consistency with this Motion by, and shall be satisfactory to, the Director of the Planning Department in consultation with the Commission. The Project Sponsor and the Director shall report to the Commission on the progress of the development and design of the art concept prior to the approval of the first building or site permit application. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.*

45. **Art - Installation.** Pursuant to Planning Code Section 429, prior to issuance of any certificate of occupancy, the Project Sponsor shall install the public art generally as described in this Motion and make it available to the public. If the Zoning Administrator concludes that it is not feasible to install the work(s) of art within the time herein specified and the Project Sponsor provides adequate assurances that such works will be installed in a timely manner, the Zoning Administrator may extend the time for installation for a period of not more than twelve (12) months.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sfplanning.org

MONITORING - AFTER ENTITLEMENT

46. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

47. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

48. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

49. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section [102](#), shall be subject to the following conditions:

- A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the

operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.

- B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, www.sf-police.org.

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.

50. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

51. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

52. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

53. **Privately- Owned Public Open Space Provision.** Pursuant to Planning Code Section 138, the Project shall provide no less than 16,700 gross square feet of privately-owned public open space (POPOS).

The Project Sponsor shall continue to work with Planning Department staff to refine the design and programming of the POPOS so that the open space meets the standards of Section 138(d) and the Urban Design Guidelines. Prior to the first certificate of occupancy for any building on the site, the Project Sponsor shall submit a maintenance and operations plan for the POPOS for review and approval by the Planning Department. At a minimum the maintenance and operations plan shall include:

- a. a description of the amenities and programming for the POPOS and how it serves the open space and recreational needs of the diverse users, including but not limited to residents, youth, families, workers, and seniors;
- b. a site and floor plan of the POPOS detailing final landscape design, irrigation plan, public art, materials, furnishings, lighting, signage and areas for food service;
- c. a description of the hours and means of public access to the POPOS;
- d. a proposed schedule for maintenance activities; and
- e. contact information for a community liaison officer.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

54. **Hours of Access of Open Space.** All POPOS shall be publicly accessible during all daylight hours, from 7AM to 9PM every day. Should all or a portion of the POPOS be temporarily closed due to construction or maintenance activities, the operator shall contact the Planning Department in advance of the closure and post signage, plainly visible from the public sidewalks, that indicates the reason for the closure, an estimated date to reopen, and contact information for a community liaison officer.

For information about compliance, contact the Code Enforcement, Planning Department at 415-558-6378, www.sf-planning.org

55. **Food Service in Open Spaces.** Pursuant to Planning Code Section 138, food service area shall occupy no more than 20% of the required POPOS during the hours that the open space is accessible to the public. Restaurant seating shall not take up more than 20% of the seating and tables provided in the required open space.

For information about compliance, contact the Code Enforcement, Planning Department at 415-558-6378, www.sf-planning.org

56. **Open Space Plaques.** Pursuant to Planning Code Section 138 (i), the Project Sponsor shall install the required public open space plaques at each building entrance. The plaques shall be plainly visible from the public sidewalks on Harrison, 4th Street, and Perry Streets. Design of the plaques shall utilize the standard templates provided by the Planning Department, as available, and shall be approved by the Department staff prior to installation.

For information about compliance, contact the Code Enforcement, Planning Department at 415-558-6378, www.sf-planning.org

57. **Monitoring and Reporting - Open Space.** One year from the issuance of the first certificate of occupancy for any building on the site, and then every 3 years thereafter, the Project Sponsor shall submit a maintenance and operations report to the Zoning Administrator for review by the Planning Department. At a minimum the maintenance and operations report shall include:

- f. a description of the amenities, and list of events and programming with dates, and any changes to the design or programming during the reporting period;
- g. a plan of the POPOS including the location of amenities, food service, landscape, furnishing, lighting and signage;
- h. photos of the existing POPOS at time of reporting;
- i. description of access to the POPOS;
- j. a schedule of the means and hours of access and all temporary closures during the reporting period;
- k. a schedule of completed maintenance activities during the reporting period;
- l. a schedule of proposed maintenance activities for the next reporting period; and
- m. contact information for a community liaison officer.

For information about compliance, contact the Code Enforcement, Planning Department at 415-558-6378, www.sf-planning.org



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: DECEMBER 12, 2019

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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415.558.6409

Planning
Information:
415.558.6377

Record No.: 2005.0759OFA
Project Address: 725 Harrison Street
Zoning: CMUO (Central SoMa Mixed Use Office) Zoning District
85-X-160-CS; 130-X-160-CS; 130-CS Height and Bulk Districts
Central SoMa Special Use District
East SoMa Special Use District
Block/Lot: 3762/106, 108, 109, 112, 116, and 117
Project Sponsor: Aaron Fenton, Boston Properties, LP
Four Embarcadero Center
San Francisco, CA, 94111
Property Owner: Barret Block Partners, LP
1534 Plaza Lane, Suite 320
Burlingame, CA
Staff Contact: Esmeralda Jardines – (415) 575-9144
esmeralda.jardines@sfgov.org
Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO AN ALLOCATION OF OFFICE SQUARE FOOTAGE UNDER THE 2019 – 2020 ANNUAL OFFICE DEVELOPMENT LIMITATION PROGRAM PURSUANT TO PLANNING CODE SECTIONS 321 AND 322 THAT WOULD AUTHORIZE UP TO 505,000 SQUARE FEET OF OFFICE SPACE FOR THE PROJECT AT 725 HARRISON STREET, LOTS: 106, 108, 109, 112, 116, AND 117 IN ASSESSOR'S BLOCK 3762, WITHIN THE CMUO (CENTRAL SOMA MIXED USE OFFICE) DISTRICT, CENTRAL SOMA SPECIAL USE DISTRICT, AND 85-X-160-CS, 130-X-160-CS, AND 130-CS HEIGHT AND BULK DISTRICTS; AND ADOPTING OFFICE ALLOCATION FINDINGS FOR THE PROJECT.

PREAMBLE

On March 30, 2018, Boston Properties, Limited Partnership (hereinafter "Project Sponsor"), filed Application No. 2005.0759OFA (hereinafter "Application") with the Planning Department (hereinafter "Department") for an Office Development Authorization to authorize 770,000 gross square feet of office use (hereinafter the "Project") at 725 Harrison Street, Block 3762, Lots: 106, 108, 109, 112, 116, and 117 (hereinafter "Project Site") in San Francisco, California within the CMUO (Central SoMa Special Use District) Zoning District, and 85-X-160-CS; 130-X-160-CS; 130-CS Height and Bulk Districts.

The environmental effects of the Project were fully reviewed under the Final Environmental Impact Report for the Central SoMa Plan (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on May 10, 2018, by Motion No. 20182, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et. seq.*, (hereinafter "CEQA") the State CEQA Guidelines (Cal. Admin. Code Title 14, section 15000 *et seq.*,

(hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31"). The Commission has reviewed the EIR, which has been available for this Commission's review as well as public review.

The Central SoMa Plan EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Central SoMa Plan, the Commission adopted CEQA findings in its Resolution No. 20183 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On [DATE], 2019, the Department determined that the Project did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Central SoMa Area Plan and was encompassed within the analysis contained in the EIR. Since the EIR was finalized, there have been no substantive changes to the Central SoMa Area Plan and no substantive changes in circumstances that would require major revisions to the EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Central Soma Area Plan EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program ("MMRP") setting forth mitigation measures that were identified in the Central SoMa Plan EIR that are applicable to the Project. These mitigation measures are set forth in their entirety in the MMRP attached to the Motion as EXHIBIT C.

On December 12, 2019, the San Francisco Planning Commission (hereinafter "Commission") adopted Motion No. XXXXX, approving a Large Project Authorization for the proposed Project (Large Project Authorization Application No. 2005.0759ENX). Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

On December 12, 2019, the Zoning Administrator conducted a duly noticed public hearing on Variance Application No. 2005.0759VAR-02, approving the variances for the Project. Findings contained within said approval are incorporated herein by this reference thereto as if fully set forth in this Motion.

On December 12, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Office Development Authorization Application No. 2005.0759OFA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2005.0759OFA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Office Allocation requested in Application No. 2005.0759OFA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** Commonly referred to as the “4th and Harrison” Key Development Site, the Project includes demolition of five existing buildings on the Project Site, dedicating a 15,000-square foot lot to MOHCD for the construction of new affordable housing, and new construction of a 14-story, 185-ft tall, mixed-use building approximately 935,000 gross square feet in total (excluding the affordable housing). The Project would also include the merger of Lots: 106, 108, 109, 112, 116 and 117 on Block 3762.

The Project consists of office, PDR, retail, and child care uses (the “Commercial Building”) as well as a land dedication to the City to develop a 100 percent affordable housing project in the future (the “Affordable Housing Building”). The Commercial Building will include approximately 770,000 square feet of office space, 3,900 square feet of retail with four micro-retail spaces, 29,100 square feet devoted to two PDR spaces, 3,000 square feet of child care use, 16,700 square feet of interior and exterior POPOS, 116 off-street below-grade parking spaces, 5 off-street freight loading spaces plus six service vehicles (counting as three loading spaces, for a total of 8 loading spaces), 292 bicycle parking spaces (258 Class I, 34 Class II), 22 showers, and 36 lockers.

The Commercial Building consists of one structure that has two separate massing components: the larger, oblong-shaped structure with the massing towards Harrison and Fourth Streets (western portion), and a smaller spheroid-shaped structure with the massing running diagonally from Harrison to Perry Streets fronting the mid-block paseo (eastern portion). The structure will be approximately 185 feet tall, with a 20-foot-tall mechanical screen at the western portion, for a total height of 205 feet, and an 11-foot-6-inch-tall mechanical screen at the eastern portion, for a total height of 196 feet 6 inches.

The future Affordable Housing Building will be located on eastern portion of the lot and is anticipated to be an 85-foot, 8-floor building with a ground floor lobby and amenity space and approximately 144 units above. The final layout of the Affordable Housing Building will

ultimately be decided by MOHCD.

The Project will be constructed in two phases:

Phase I:

- 505,000 gsf of office
- 15,200 square feet of PDR
- 3,900 gsf of micro-retail
- 9,600 gsf of POPOS
- Land Dedication to MOHCD for the development of approximately 103,040 gsf for inclusionary affordable housing (up to 144 dwelling units)

Phase II:

- 265,000 gsf of office
- 13,900 square feet of PDR
- 3,000 gsf child care facility
- 7,100 gsf of POPOS, including the mid-block paseo

In this approval action, the Commission authorizes office use for ONLY Phase I in the western portion of the Commercial Building, or approximately 505,000 square feet of office use at the Project Site.

3. **Site Description and Present Use.** The Project site (Assessor's Block 3762, Lots: 106, 106, 108, 109, 112, 116 and 117) are located on the south side of Harrison Street, east side of 4th Street, and north side of Perry Street in San Francisco's SoMa neighborhood on an irregularly shaped development lot. Cumulatively, the six lots have a lot area of approximately 102,067 square feet (2.34 acres), with approximately 606-ft of frontage along Harrison Street, 160-ft of frontage along 4th Street, and 671-ft of frontage along Perry Street. The Project Site contains five existing buildings: 120 Perry Street on Lot 106 is a one-story 3,600-square foot automotive repair use; 130-132 Perry Street on Lot 109 is a two-story 2,000-square foot commercial/wholesale storage use; 777 Harrison Street and 401-425 4th Street as well as 765 Harrison Street, all on Lot 112, is a single-story 32,000-square foot parking garage; 765 Harrison Street is a single-story 20,000-square foot building with 14,000 square feet for automotive use and 6,000 square feet for commercial storage uses; 735-743 Harrison Street on Lot 116 are two buildings with a 35,000-square foot private parking garage. Lots 108 and 117 are vacant parcels. The Project Site does not include the existing 4-story building at 759 Harrison Street on Lot 113.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the CMUO Zoning Districts in the Central SoMa and East SoMa Area Plans. The immediate context is mixed in character with residential and ground floor commercial as well as industrial uses in the vicinity. The immediate neighborhood along Harrison includes two-to-eight story mixed-use buildings. The Project Site is located at the intersection of Harrison, 4th Street, and Perry Streets. Directly to the south and across Perry Street is the elevated Interstate 80 overpass; underneath the overpass is a Golden Gate Transit bus parking lot. Immediately to the west along 4th Street is the 4th Street downtown MUNI connection, across 4th Street is the Interstate 80 onramp. The Project Site is located within the Central SoMa Special Use District. Other zoning districts in the vicinity of the project site include: P (Public), MUR (Mixed-Use Residential), and SALI (Service Area Light

Industrial) Zoning Districts. To the east of the project site across 3rd Street is another Central SoMa key site, 400 2nd Street/One Vassar.

5. **Public Outreach and Comments.** To date, the Department has not received any comments regarding the Project. Over the last two years, the Project Sponsor has conducted extensive neighborhood outreach, including meetings with individual stakeholders and separate workshops and community outreach forums.
6. **Planning Code Compliance:** The Planning Code Compliance Findings set forth in Motion No. XXXXX, Case No. 2005.0759ENX (Large Project Authorization, pursuant to Planning Code Section 329) apply to this Motion, and are incorporated herein as though fully set forth.
7. **Office Development Authorization.** Planning Code Section 321 establishes standards for San Francisco's Office Development Annual Limit. In determining if the proposed Project would promote the public welfare, convenience and necessity, the Commission considered the seven criteria established by Code Section 321(b)(3), and finds as follows:

I. APPORTIONMENT OF OFFICE SPACE OVER THE COURSE OF THE APPROVAL PERIOD IN ORDER TO MAINTAIN A BALANCE BETWEEN ECONOMIC GROWTH ON THE ONE HAND, AND HOUSING, TRANSPORTATION AND PUBLIC SERVICES, ON THE OTHER.

Currently, there is 896,752 gross square feet of available "Large Cap" office space was available for allocation. The Project will add approximately 505,000 square feet of office space at the Property. If the Project is approved, approximately 391,752 square feet of space will remain in the Large Cap Allocation.

The Project has been identified as one of eight Key Site Development Sites within Central SoMa. It is identified as Key Site No. 2, with the development potential of approximately 935,000 square feet of development, including office, retail, PDR, and child care. The Project provides community benefits as was envisioned and called for in the Central SoMa Plan. The Project is providing a key amenity - land that will be donated to MOHCD for the development of 100% affordable housing. Additionally, the proposed project is subject to various development impact fees that will benefit the surrounding community and the city.

The Project's proposal to add 258 Class 1 and 34 Class 2 bicycle spaces, totaling 292 bicycle parking spaces, its proposed sidewalk and street improvements to Harrison, 4th, and Perry Streets, as well as the Project site's close proximity to Caltrain and MUNI lines will facilitate and encourage the office tenants to use alternative means of transportation to travel to and from work. This is in line with one of the Central SoMa Plan's goals to provide safe and convenient transportation that prioritizes walking, bicycling, and transit. The Central SoMa Plan Initial Study also found that the rezoning and resulting new development contemplated by the Central SoMa Plan would not have significant impacts on transportation infrastructure.

The Project would balance its office use with retail, PDR and childcare uses. These uses would further encourage the economic growth of the area and add neighborhood-serving uses. As a whole, the Project will result in an ideal balance between economic growth, housing development, transportation, and public services.

II. THE CONTRIBUTION OF THE OFFICE DEVELOPMENT TO, AND ITS EFFECTS ON, THE

OBJECTIVES AND POLICIES OF THE GENERAL PLAN.

The two Phases of the Project are consistent with the General Plan both individually and collectively, as outlined in Section 8 below. The entire Project would advance the Objectives and Policies of the Commerce, Urban Design, Housing, Eastern SoMa, and Transportation Elements of the General Plan, and presents no significant conflicts with the other elements.

III. THE QUALITY OF THE DESIGN OF THE PROPOSED OFFICE DEVELOPMENT.

Both Phases of the Project incorporate a high-quality design reflective of the aesthetic character of the surrounding South of Market Area, as well as the specific land use and urban form policies of the Central SoMa Plan.

The Project's mass and scale are appropriate for the large lot and surrounding context. The Project fronts three major streets: Harrison, 4th, and Perry Streets, with a frontage that is 606 feet in length along Harrison, 160 feet in length along 4th Street, and 671 feet in length along Perry Street. In order to break up the massing to avoid one large uniform building on the site, the Property has been divided into two distinct building segments, an oblong-shaped structure with the massing towards Harrison and 4th Street (western portion) and a spheroid-shaped structure with the massing running diagonally from Harrison to Perry Streets fronting the mid-block paseo (eastern portion).

The commercial building is sculpted as a carved volume of space that accentuates the urban room and visually separates the upper massing while using horizontal stacks of forms to further articulate its massing. The commercial building is articulated on both large and small scale to create a cascading effect reminiscent of falling leaves (both the large stacked forms of the building and the smaller cascading forms of the hardscape elements in the POPOS).

In an effort to break up the massing and bulk along the Harrison and Perry Street frontages, the Project has been broken down so that it appears to be two separate structures on the Property. Both structural components – the western portion and the eastern portion share the below-grade foundation, off-street parking, and mechanical systems. The western and eastern portions function both as one unit, as well as their own unit with individual lobbies and elevator and stair cores but with shared floor plates that are all connected via a walkway connecting along Perry Street. This configuration allows for maximum flexibility and function accommodated by the proposed building form. To break down the appearance of a uniform structure, both segments have been carefully articulated with attention to the fenestration patterns and building materials both vertically and horizontally. Though proposing a uniform material palette, the subtle shifts in color occur from the horizontal bands. The horizontal bands arrange pulses in sets of 1-to-3 stories. To modulate the façade and emphasize the urban room, as identified in the Central SoMa Area Plan, the upper floors have been designed to be deferential to the “urban room.” Two rectilinear façades along Harrison Street define the urban room and streetwall at the podium levels. The podium façade colors are more saturated, further enhancing its presence in the foreground. Above the podiums, both the oblong-shaped western portion and spheroid-shaped eastern portion curve away from the urban room, further enhancing it. The façade module size pulse tightens at corners and graduates to more open at the center. The material detailing of the façade further emphasizes the curvilinear aspects of both the eastern and western portions. The varied character of the geometric forms ensure that the project integrates with the existing urban fabric, by pulling the massing away from the Harrison Street frontage.

Both components of the proposed structure have been designed to be 185 feet in height, exclusive of the mechanical screen, which is appropriate for the prominent corner location. Though one building, the façades have been articulated to recognize and respond to the existing pattern of long blocks, open spaces, and varying sizes of streets. The western portion curves substantially away from Harrison Street at the seventh floor. Both segments of the proposed building have been designed with several setbacks that modulate their respective façades and make the overall appearance to be of interwoven leaf forms tied together through their massing and materials. At the seventh floor, further emphasizing the urban room, there is an angled 14-foot setback along 4th Street as well as substantial varying curvilinear setbacks along Harrison Street; the entirety of the Perry Street façade is setback at least 15 feet from the property line and widening as much as 25 feet for some portions of the Perry Street frontage. There is a mid-block paseo that separates the proposed commercial building from the parcel that will be dedicated to MOHCD, which in turn is limited to 85 feet in height. The commercial building's rectilinear façade will align with the future affordable housing building contiguous to the Project site, continuing the urban room.

The existing neighborhood is a high-density downtown neighborhood with a mixture of low- to- mid-rise development containing commercial, office, industrial, and residential uses, as well as several undeveloped or underdeveloped sites, such as surface parking lots and single-story industrial buildings. The massing of the proposed structure has also been designed to respect the scale and character of the evolving Central SoMa neighborhood. The Project site is located to the west (along Harrison Street) from the 400 2nd Street/One Vassar project, which is anticipated for redevelopment with three mixed-use office, residential, and hotel towers reaching heights of 200-to-350 feet (19-to-35-stories).

Overall, the scale and massing of the Project is in keeping with the buildings on the subject block, as well as with those that will be developed over the next several years in this neighborhood.

The Project incorporates a simple, yet elegant, architectural language that is accentuated by contrasts in the exterior materials. Overall, the Project offers a high-quality architectural treatment, which provides for unique and expressive architectural design that is consistent and compatible with the surrounding neighborhood. The Project has been carefully designed to incorporate a wide range of uses that not only provide ample employment opportunities for San Francisco residents, but also provide retail, indoor and outdoor open space, as well as a child care facility for the neighborhood.

IV. THE SUITABILITY OF THE PROPOSED OFFICE DEVELOPMENT FOR ITS LOCATION, AND ANY EFFECTS OF THE PROPOSED OFFICE DEVELOPMENT SPECIFIC TO THAT LOCATION.

- a) Use. *The Project's proposed office, retail, PDR, child care, and residential (affordable housing) uses are principally permitted in the CMUO Zoning District, as well as the Central SoMa Special Use District. The Central SoMa Plan expressly encourages new development in the Plan Area, including the development of office space. The Project's close proximity to public transit will provide employees and tenants with ample access to the Project site, making it a suitable location for office development. In addition to office, the Project's other proposed neighborhood-serving uses and open space areas are all in line with the development contemplated for the Central SoMa Plan Area. The Project will not have any impacts beyond those studied in the Central SoMa EIR, which was certified by the Planning Commission by Motion No. 20182 on May 10, 2018 and by the Board of Supervisors by Motion No. M18-131 on September 25, 2018.*

- b) Transit Accessibility. *The Project site is located in close proximity to the: 8, 8AX, 8BX, 10, 12, 27, 30, 45, 47, 81X, 82X, 83X and KLM MUNI bus lines, as well as the Central Subway line along 4th Street and the 4th & King Caltrain and MUNI light stations. The Central Subway Project to extend the Muni Metro T Third Line through South of Market, Union Square, and Chinatown with four new stations is also expected to be completed soon. The T extension would run contiguous to the Project site along 4th Street.*
- c) Open Space Accessibility. *The Central SoMa Plan envisions creating new parks and open spaces in an area that currently lacks it. In total, the Project will include 16,700 square feet of on-site open space, consisting of 8,700 square feet of exterior POPOS including a 7,100-square foot mid-block paseo, and a 6,500-square foot indoor POPOS along Harrison, 4th Street, and Perry Street; the remaining 3,100 square feet of exterior open space are provided contiguous to the indoor POPOS along Harrison, 4th, and Perry Streets.*
- d) Urban Design. *The thoughtfully designed Project consists one building that has two separate massing components: the larger, oblong-shaped structure with the massing towards Harrison and 4th Streets (western portion), and a smaller spheroid-shaped structure with the massing running diagonally from Harrison to Perry Streets fronting the mid-block paseo (eastern portion). The structure will be approximately 185 feet tall, with a 20-foot mechanical screen at the western portion, for a total height of 205 feet, and an 11-foot-6-inch mechanical screen at the eastern portion, for a total height of 196-feet 5-inches. The future Affordable Housing building will be located on a 15,000-square foot portion of the Property separated by the mid-block alley. The future Affordable Housing Building is anticipated to be an 85-foot, 9-floor building with a ground floor lobby and amenity space providing approximately 144 units. Ground-floor retail, PDR, and child care facility uses are also conveniently located for access by the public. The final layout of the Affordable Housing Building will ultimately be decided by MOHCD. However, together, the two buildings create a unique, yet cohesive design and programming that will be visually compatible with other Key Sites, as well as the South of Market area.*
- e) Seismic Safety. *The Project will conform to the structural and seismic requirements of the San Francisco Building Code, meeting this policy.*

V. THE ANTICIPATED USES OF THE PROPOSED OFFICE DEVELOPMENT IN LIGHT OF EMPLOYMENT OPPORTUNITIES TO BE PROVIDED, NEEDS OF EXISTING BUSINESSES, AND THE AVAILABLE SUPPLY OF SPACE SUITABLE FOR SUCH ANTICIPATED USES.

- a) Anticipated Employment Opportunities. *Office space in San Francisco continues to be scarce, and demand for building with large flexible floorplates remains high. The Project's 505,000 square feet of new office space will create a significant amount of new employment opportunities. In addition, the Project's retail, childcare, and PDR spaces will also create many employment opportunities.*
- b) Needs of Existing Businesses. *San Francisco continues to experience high demand for large floorplate office space. According to the Central SoMa Plan, "about 60 percent of all jobs in the City are located in offices – and the percentage is growing (in keeping with national trends)."¹ The Project will create much-needed office space in a transit-rich area to help keep businesses, and jobs, in San*

¹ Central SoMa Plan, Draft for Public Review (August 2016), p. 36.

Francisco.

- a) Availability of Space Suitable for Anticipated Uses. *There is a strong demand for transit-serving office space in San Francisco. Unemployment continues to drop, large areas of vacant office space are in short supply, and long-term growth is expected to continue. The Central SoMa Plan has been designed to encourage production of new office development specifically to address the anticipated increase in demand for such development in close proximity to new housing and enhanced public transit options in the area. The Project will provide large open floorplates, which will allow for quality office space that is suitable for a variety of office uses and sizes.*

VI. THE EXTENT TO WHICH THE PROPOSED DEVELOPMENT WILL BE OWNED OR OCCUPIED BY A SINGLE ENTITY.

The future occupancy of the proposed development has not yet been determined. However, occupancy by new, modern office uses will be consistent with the express goals of the Central SoMa Plan.

VII. THE USE, IF ANY, OF TRANSFERABLE DEVELOPMENT RIGHTS ("TDR's") BY THE PROJECT SPONSOR.

Planning Code Section 124 establishes basic floor area ratios (FAR) for all zoning districts, but there is no maximum FAR in the CMUO zoning district. Section 249.78(e)(3) requires projects in the Central SoMa SUD that are classified as a 'Tier C' project, contains new construction or an addition of 50,000 square feet or more of non-residential development, and has an FAR of at 3 to 1 or greater, to acquire TDR from a Transfer Lot in order to exceed an FAR of 3 to 1, up to an FAR of 4.25 to 1. Above an FAR of 4.25 to 1, the acquisition of additional TDR is not required. Section 128.1(b) states that the land dedicated to the City for affordable housing pursuant to Section 249.78 is exempted from the calculation of the "Development Lot" area within the Central SoMa SUD.

The Project consists of new non-residential construction that is greater than 50,000 square feet. The Project was rezoned to split height and bulk districts of 130-X-160-CS, 85-X-160-CS, and 130-CS across six lots. All six lots are classified as Tier C. Thus, all six lots have an FAR of greater than 3 to 1. As such, the Project must acquire TDR to develop to the Tier C area from 3 to 1 to 4.25 to 1 (1.25 x lot area).

The Project site consists of an irregular-rectangular-shaped lot measuring approximately 102,067 square feet in size. After subtracting the land dedication site, the Property is 87,067 square feet. The Code requires the purchase of TDR to develop an FAR from 3:1 to 4.25:1 (1.25 x lot area), which is 108,833 square feet (1.25 x 87,067 = 108,833). The Project Sponsor is already in contract with the City and County of San Francisco to purchase this TDR to transfer to the Project site.

8. **General Plan Consistency.** The General Plan Consistency Findings set forth in Motion No. XXXXXX, Case No. 2005.0759ENX (Large Project Authorization, pursuant to Planning Code Section 329) apply to this Motion, and are incorporated herein as though fully set forth.
9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project would not remove any retail uses and instead will add 3,900 gsf of retail use. In addition, the Project would replace the existing five buildings, some of which are vacant, and provide instead 29,100 square feet for PDR, 3,000 square feet for a Child Care Facility, and 770,000 square feet for Office uses. The new proposed uses would enhance future opportunities for resident employment and ownership.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project would not remove any existing housing. The Project proposes to provide 15,000 square feet of developable area above as a land dedication site to MOHCD for 100% affordable housing. The Project would provide land for the construction of up to 144 new dwelling units; thus, resulting in an overall increase in the neighborhood housing stock. In addition, the Project would add PDR uses, which add to the public realm and neighborhood character. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

- C. That the City's supply of affordable housing be preserved and enhanced,

No affordable housing exists or would be removed for this Project. The Project proposes to provide developable area, approximately 15,000 square feet for MOHCD, as a site for 100% affordable housing. Future development of this site would enhance the City's available housing stock.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is served by nearby public transportation options. The Project site is located in close proximity to the: 8, 8AX, 8BX, 10, 12, 27, 30, 45, 47, 81X, 82X, 83X and KLM MUNI bus lines, as well as the Central Subway line along 4th Street and the 4th & King Caltrain and MUNI light stations. The Central Subway Project to extend the Muni Metro T Third Line through South of Market, Union Square, and Chinatown with four new stations is also expected to be completed soon. The T extension would run contiguous to the Project site along 4th Street. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for employees and their guests.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does replace some existing industrial uses with commercial office development; however, the proposed 29,100 square feet of PDR is more than the existing amount of PDR space and more than what would have otherwise been required for replacement PDR under Prop X (Planning Code Section 202.8). Thus, the Project with its proposed 29,100 square feet of ground-floor PDR space will increase the

neighborhood's supply of available industrial use space. The Project will therefore expand future opportunities for employment and ownership in these sectors.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

A shadow fan analysis prepared by the Planning Department indicates that the project would not cast new shadows on any existing parks or public open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Office Allocation Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Phase I or approximately 505,000 square feet of office use out of the requested 770,000 square feet identified in Office Development Application No. 2005.0759OFA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated December 12, 2019 and stamped “EXHIBIT B”, which are incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as “EXHIBIT C” and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Central SoMa Plan EIR and contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Office Development Allocation to the Board of Supervisors within fifteen (15) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1650 Mission Street, Room 304, San Francisco, CA.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 12, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 12, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for an Office Authorization Allocation to allow 505,000 square feet of office space for Phase I of the Project out of the requested 770,000 square feet identified in Office Development Application No. 2005.0759OFA at 725 Harrison Street, Block 3762, Lots: 106, 108, 112, 116, and 117, pursuant to Planning Code Sections 321 and 322 within the CMUO (Central Soma Mixed Use Office) Zoning District, Central SoMa Special Use District, and 85-X-160-CS, 130-X-160-CS, and 130-CS Height and Bulk Districts in general conformance with plans, dated December 12, 2019, and stamped "EXHIBIT B" included in the docket for Case No. 2005.0759OFA and subject to conditions of approval reviewed and approved by the Commission on December 12, 2019 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

COMPLIANCE WITH OTHER REQUIREMENTS

The Planning Code Compliance Findings set forth in Motion No. XXXXX, Case No. 2005.0759ENX (Large Project Authorization, pursuant to Planning Code Section 329) and the Mitigation, Monitoring, and Reporting Program adopted as Exhibit C to Planning Commission Motion No. XXXXX, Case No. 2005.0759ENX apply to this Motion, and are incorporated herein as though fully set forth.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 12, 2019 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Office Allocation Authorization and Large Project Authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Additional Project Authorization.** The Project Sponsor must obtain a Large Project Authorization under Section 329 to allow the construction of one building structure at 725 Harrison Street and satisfy all the conditions thereof. The conditions of approval under the 'Exhibit A' of Planning Commission Motion No. XXXXX (Case No. 2005.0759ENX (Large Project Authorization, pursuant to Planning Code Section 329) apply to this Motion, and are incorporated herein as though fully set forth. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Additional Project Authorization - Variance.** The Project Sponsor must obtain Variances from the Zoning Administrator to address the Planning Code requirements for permitted obstructions (Planning Code Section 136), parking and loading entrances (Planning Code Section 145.1(c)(2)), street frontage active use requirements (Planning Code Section 145.1(c)(3) and 249.78(c)(1)), as well as ground floor commercial along 4th Street (Planning Code Section 145.4)). The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Development Timeline - Office.** Pursuant to Planning Code Section 321(d)(2), construction of Phase I of the Project shall commence within 3 years of the effective date of this Motion. Failure to begin work on Phase I within that period or to carry out the development diligently thereafter to completion, shall be grounds to revoke approval of the Phase I office development under this office development authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said construction is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).
For information about compliance, contact the Planning Department at 415-558-6378, www.sf-planning.org.

Land Use Information

Project Address: 725 Harrison Street
Record No.: 2005.0759ENX/OFA/VAR

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	N/A	116	+116
Residential GSF	N/A	N/A	N/A
Retail/Commercial GSF	0	3,900	3,900
Office GSF	0	770,000	770,000
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	25,600	29,100	+3,500
Medical GSF	N/A	N/A	N/A
Visitor GSF	N/A	N/A	N/A
CIE GSF	N/A	3,000	+3,000
Usable Open Space	0	16,700	+16,700
Public Open Space	0	16,700	+16,700
Other ()			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units – Affordable	N/A	N/A	N/A
Dwelling Units – Market Rate	N/A	N/A	N/A
Dwelling Units – Total	N/A	N/A	N/A
Hotel Rooms	N/A	N/A	N/A
Number of Buildings	5	1 (excluding Affordable Housing)	-4
Number of Stories	One-to-two	14	+12
Parking Spaces	N/A	116	+116
Loading Spaces	0	8	+8
Bicycle Spaces	0	292	+292
Car Share Spaces	0	4	+4
Other ()			



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • <http://www.sfplanning.org>

Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
725 Harrison Street		3762/106,108,109,112,116,117	
BUILDING PERMIT APPLICATION NO.		CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)
2019.1115.7380; 2019.1115.7378		2005.0759	N/A
PROJECT SPONSOR		MAIN CONTACT	PHONE
Boston Properties		Aaron Fenton	415.772.0714
ADDRESS			
Four Embarcadero Center			
CITY, STATE, ZIP		EMAIL	
San Francisco, CA 94111		afenton@bxp.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
0	935,000	14	\$20 Million
ANTICIPATED START DATE			
Q2 2020			

Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT	
<input type="checkbox"/>	Project is wholly Residential
<input checked="" type="checkbox"/>	Project is wholly Commercial
<input type="checkbox"/>	Project is Mixed Use
<input type="checkbox"/>	A: The project consists of ten (10) or more residential units;
<input checked="" type="checkbox"/>	B: The project consists of 25,000 square feet or more gross commercial floor area.
<input type="checkbox"/>	C: Neither 1A nor 1B apply.
NOTES:	
<ul style="list-style-type: none">If you checked C, this project is <u>NOT</u> subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.If you checked A or B, your project <u>IS</u> subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program visit www.workforcedevelopmentsf.orgIf the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.	

Continued...

Section 3: First Source Hiring Program – Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer's responsibility to complete the following information to the best of their knowledge.

Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

2019.11.22 -


Rough Estimate

Check the anticipated trade(s) and provide accompanying information (Select all that apply):

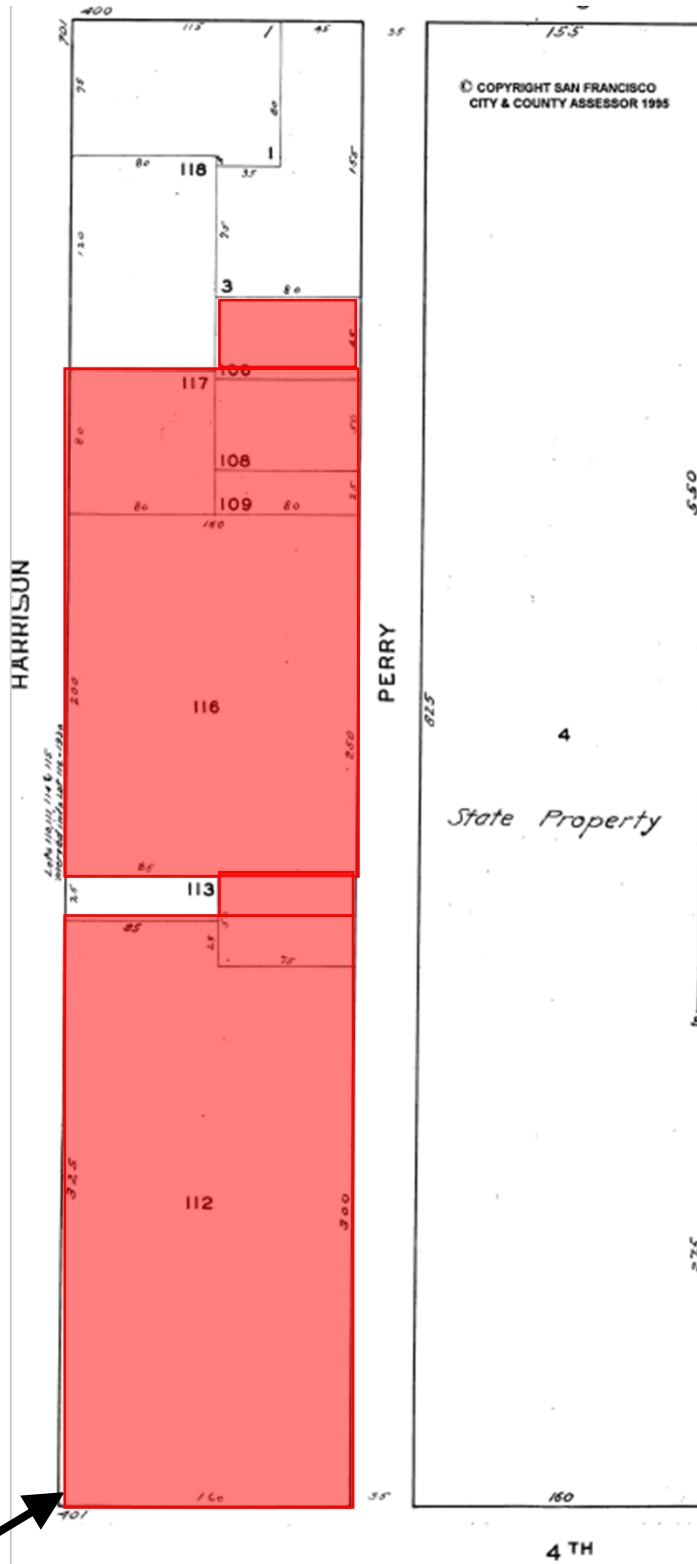
TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer				Laborer	\$65	1	4
Boilermaker				Operating Engineer	\$80-100	1	4
Bricklayer	\$105	1	4	Painter	\$105	1	3
Carpenter	\$100	1	4	Pile Driver	\$125	1	2
Cement Mason	\$80	1	6	Plasterer	\$95	1	3
Drywall/Latherer	\$100	1	10	Plumber and Pipefitter	\$165	1	6
Electrician	\$120	2	12	Roofer/Water proofer	\$110	1	4
Elevator Constructor	\$155	1	3	Sheet Metal Worker	\$125	1	4
Floor Coverer	\$135	1	2	Sprinkler Fitter	\$125	1	4
Glazier	\$100	1	6	Taper	\$95	1	8
Heat & Frost Insulator				Tile Layer/Finisher	\$145	1	3
Ironworker	\$90	1	8	Other:			
TOTAL:			55	TOTAL:			45

- | | | |
|--|-------------------------------------|--------------------------|
| | YES | NO |
| 1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will hiring and retention goals for apprentices be established? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. What is the estimated number of local residents to be hired? | | |

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Aaron Fenton	afenton@bxp.com	415.772.0714
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
		11-22-19
(SIGNATURE OF AUTHORIZED REPRESENTATIVE)		(DATE)
<p>FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG</p> <p>Cc: Office of Economic and Workforce Development, CityBuild Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848 Website: www.workforcedevelopmentsf.org Email: CityBuild@sfgov.org</p>		

Parcel Map

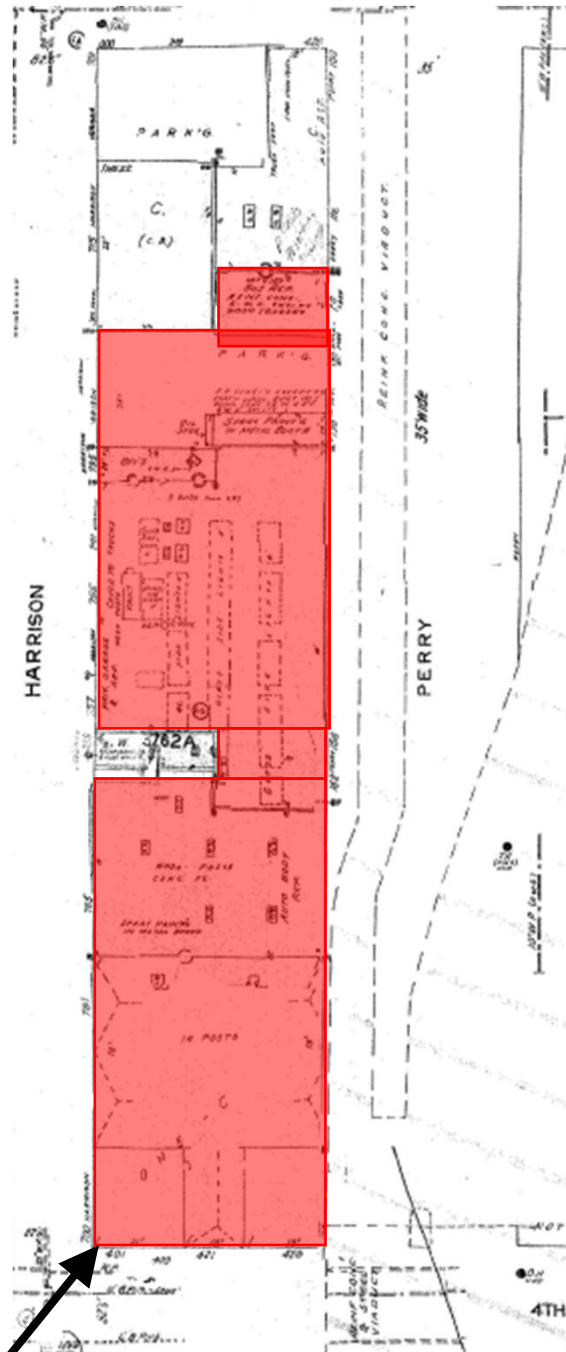


SUBJECT PROPERTY



Large Project Authorization,
Office Allocation, and Variance Hearings
Case Numbers 2005.0759ENXOFAVAR-02
725 Harrison Street

Sanborn Map*

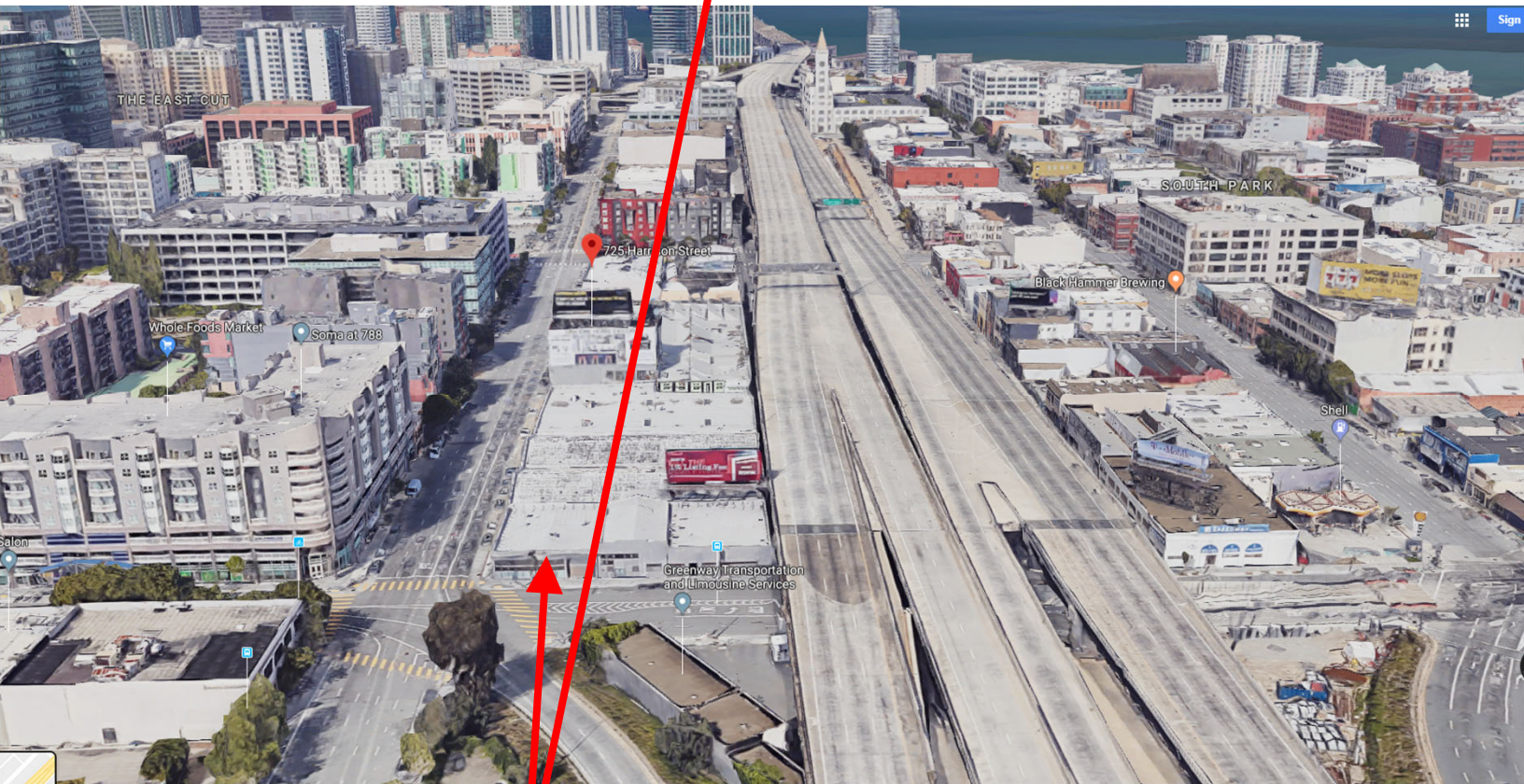


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY



Aerial Photographs over Harrison & 4th Street



SUBJECT PROPERTY

Large Project Authorization,
Office Allocation, and Variance Hearings
Case Numbers 2005.0759ENXOFAVAR-02
725 Harrison Street

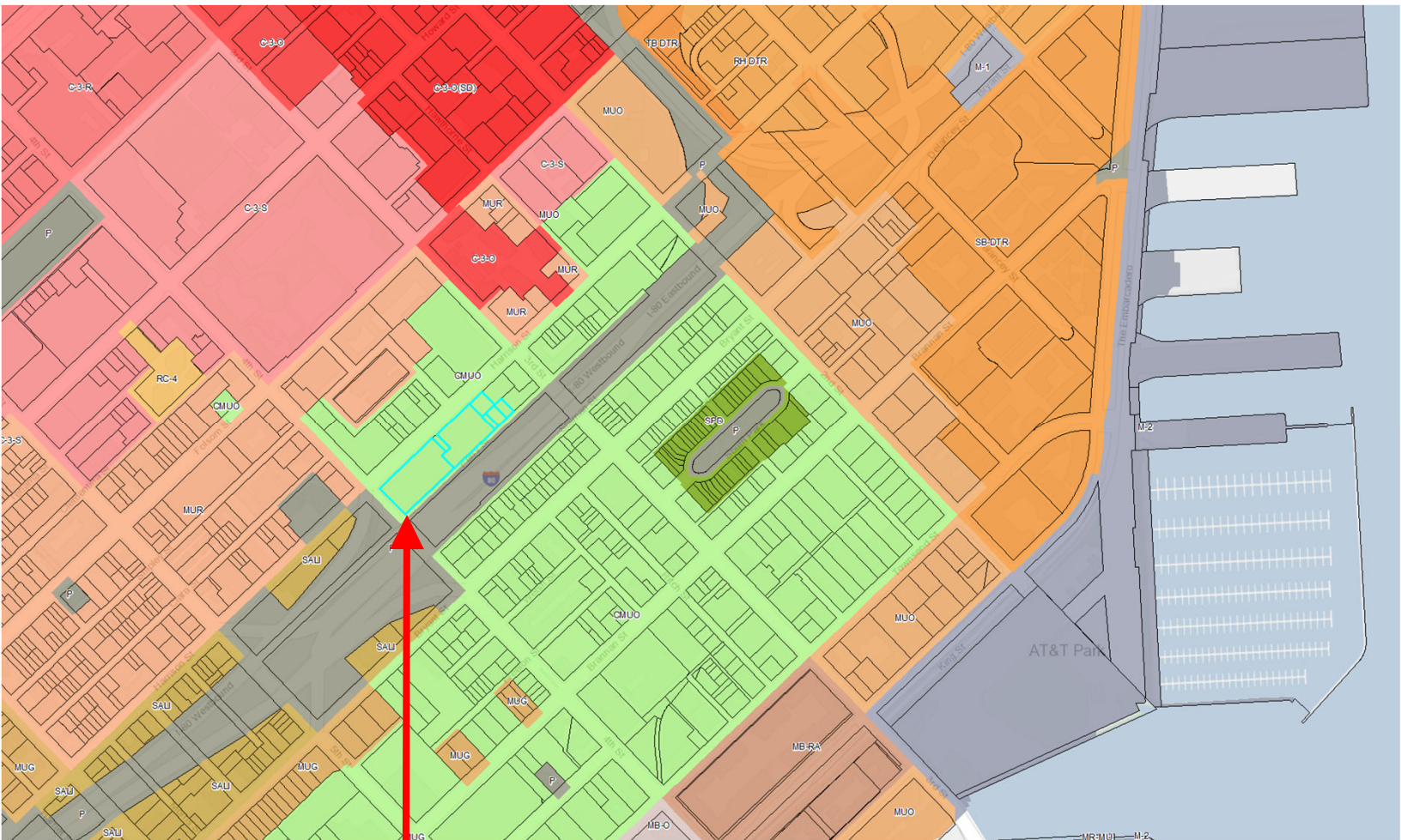
Aerial Photographs over Perry Street/I-80 & from 3rd Street



SUBJECT PROPERTY

Large Project Authorization,
Office Allocation, and Variance Hearings
Case Numbers 2005.0759ENXOFAVAR-02
725 Harrison Street

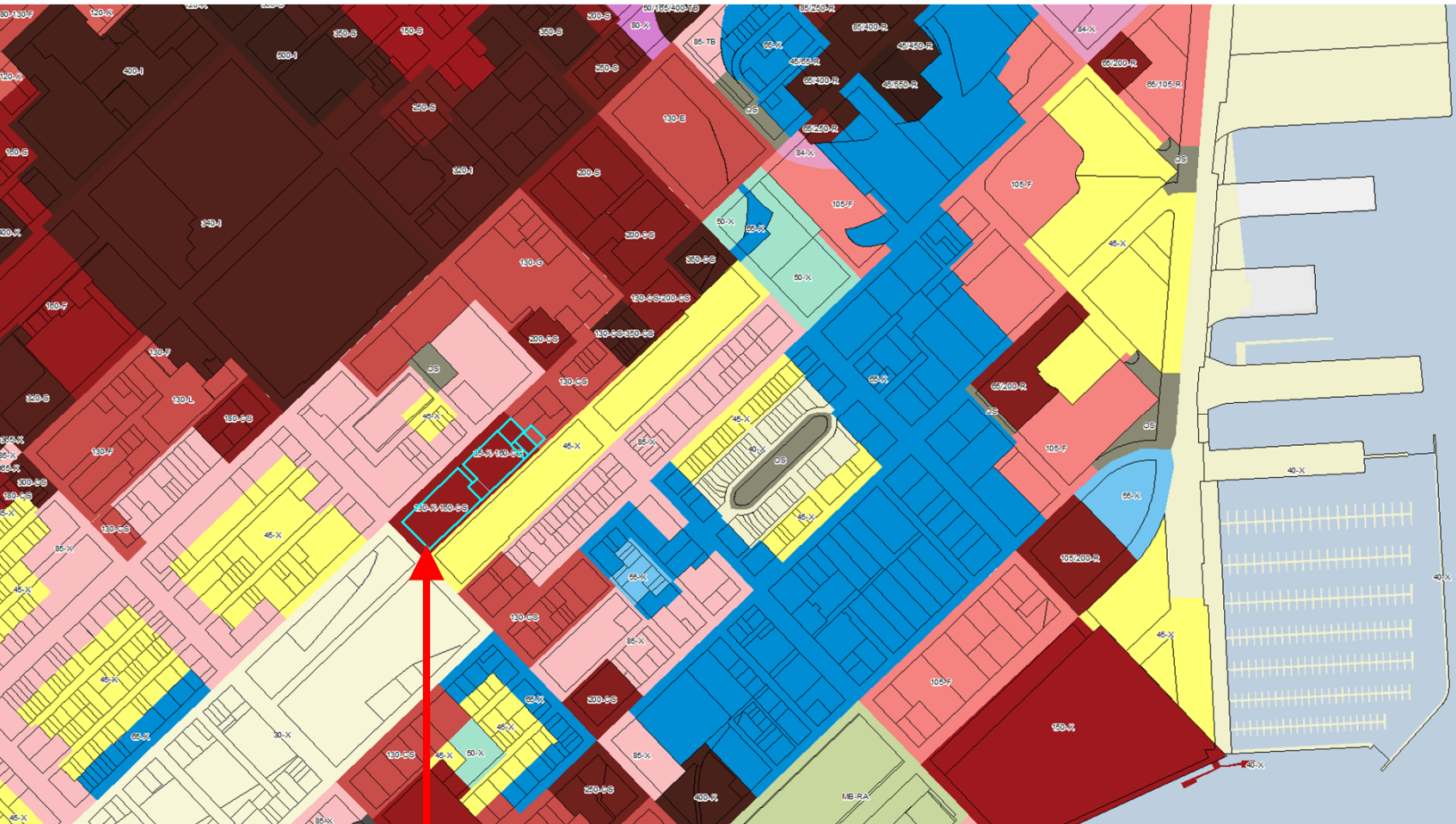
Zoning Map



SUBJECT PROPERTY



Height and Bulk Map



SUBJECT PROPERTY



Site Photographs from Harrison Street



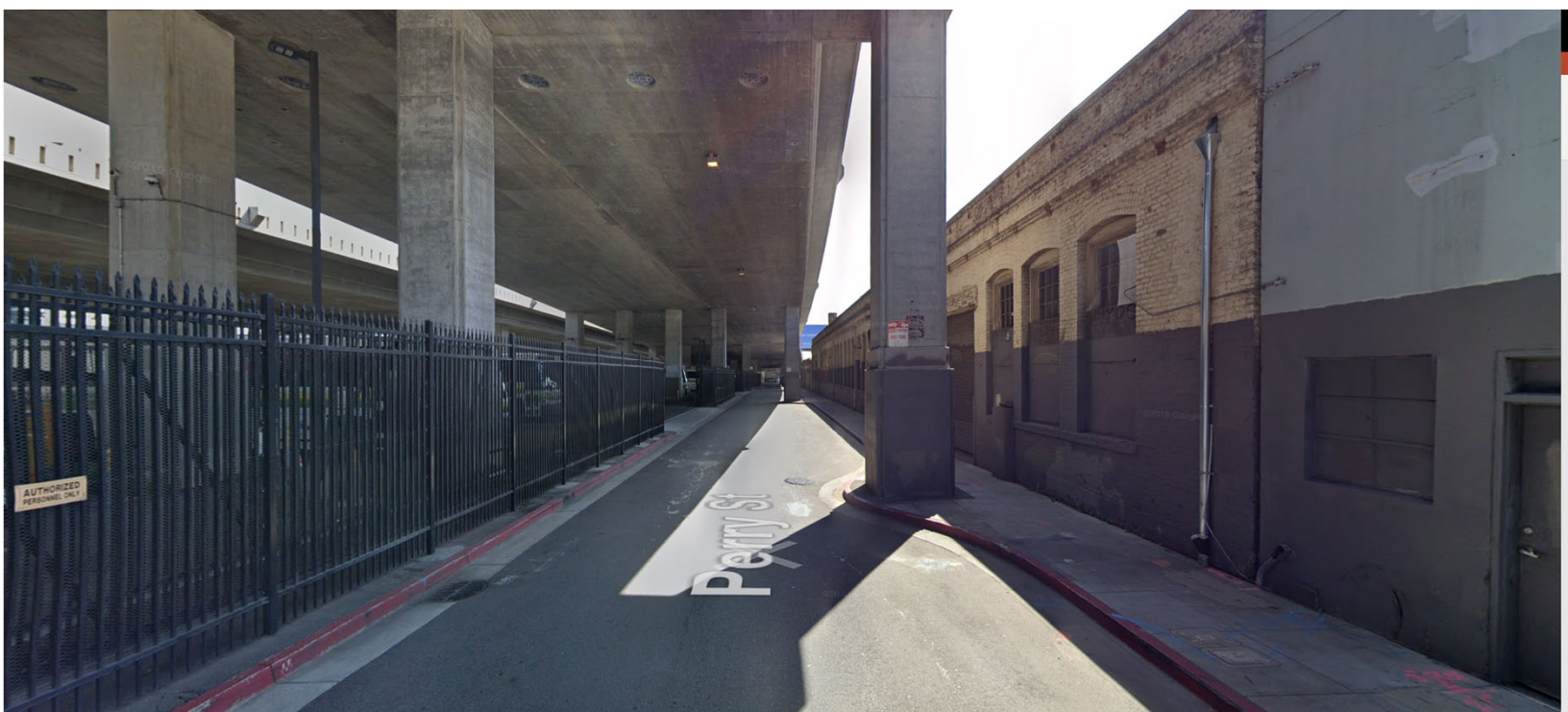
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725 Harrison Street

Site Photographs from 4th Street



Large Project Authorization,
Office Allocation, and Variance Hearings
Case Numbers 2005.0759ENXOFAVAR-02
725 Harrison Street

Site Photographs from Perry Street



Large Project Authorization,
Office Allocation, and Variance Hearings
Case Numbers 2005.0759ENXOFAVAR-02
725 Harrison Street

November 18, 2019

Delivered by Email (esmeralda.jardines@sfgov.org)

Myrna Melgar, Commission President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94107

Re: 725 Harrison Street
Planning Case Number: 2005.0759ENXOFAVAR
Hearing Date: December 12, 2019
Our File No.: 7574.07

Boston

Los Angeles

New York

San Francisco

Washington, DC

Dear President Melgar and Commissioners:

Boston Properties is the project sponsor of the project at 725 Harrison Street (the “Property”), which is identified as “Key Site 2: 4th and Harrison” under the Central SoMa Area Plan. The project encompasses the majority of the block with frontages on Harrison, Fourth and Perry Streets, and will consist of office, PDR, retail, and child care uses as well as a land dedication to the City to develop a 100 percent affordable housing project in the future, for a total of 935,000 square feet (collectively the “Project”).

The Project requires a Large Project Authorization (“LPA”) for new construction exceeding a height of 85 feet in the Central SoMa Special Use District. In addition, the Project is proposing 770,000 GSF of office space and seeking an Office Allocation Authorization for 505,000 GSF under this approval, encompassing the Project’s first phase. The remaining 265,000 GSF of office allocation will be requested in a second phase.

The Project is the result of a multi-year design review process, during which the Project Sponsor has worked closely with Planning staff and neighborhood stakeholders to address community preferences. The Project advances goals of the Central SoMa Plan and its Key Sites Guidelines, which call for development of a mixed-use office, PDR, and retail uses on this site, and allows flexibility for certain design controls in recognition of the Project’s substantial public benefits, including dedication of land for development of a 100% affordable housing development and affordable space for PDR uses.

We look forward to presenting this Project to the Commission on December 12th.

A. Project Description

The Property consists of the demolition of the existing underutilized one- and two-story buildings containing surface and enclosed public and private parking, vehicle and other storage uses, and vacant buildings, and the construction of a new mixed-use building that will contain office, PDR, retail, and child care uses (the “Commerical Building”). A 15,000 square-foot portion of the site will be dedicated to the City for future development of a 100 percent affordable housing project in the future (the “Affordable Housing Building”).

The Commercial Building consists of one structure that has two separate massing components: the larger, oblong-shaped structure with the massing towards Harrison and Fourth Streets (western portion), and a smaller spheroid-shaped structure with the massing running diagonally from Harrison to Perry Streets fronting the mid-block paseo (eastern portion). The structure will be approximately 185 feet tall, with a 20-foot-tall mechanical screen at the western portion, for a total height of 205 feet, and an 11.5-foot-tall mechanical screen at the eastern portion, for a total height of 196.5 feet.

The future Affordable Housing Building will be located on a 15,000 square-foot portion of the Property that will be dedicated to the City upon issuance of a Site Permit for the first phase of the development. It is anticipated to be developed with a 85-foot, 9-floor building with a ground floor lobby and amenity space and approximately 144 units above. The final layout of the Affordable Housing Building will ultimately be decided by the Mayor’s Office of Housing and Community Development (“MOHCD”).

Two large POPOS are provided on the ground level of the Project. A 7,100 square-foot outdoor open space is provided at the east end of the site across from Lapu Lapu Street that serves as a paseo creating a mid-block passage between Harrison and Perry Streets that also serves to provide separation of the affordable housing site. In addition, approximately 6,500 square feet of space is provided along Fourth and Harrison Streets that functions as an indoor/outdoor space, enhancing the pedestrian experience immediately adjacent to the freeway underpass.

The Project totals 935,000 square feet, broken out as follows: 770,000 square feet of office, 29,100 square feet of PDR, 3,900 square feet of retail, 3,000 square feet of child care, 62,000 square feet of parking, 6,500 square feet of interior POPOS, and 47,500 square feet of circulation and back-of-house spaces. There will be 116 off-street parking spaces and 11 loading spaces, all accessed off Perry Street, 292 bicycle spaces (258 Class I, 34 Class II), 22 showers and 36 lockers.

B. Project Benefits

The Project is providing a large amount of community benefits and strikes an ideal balance between the amount of amenities it is providing and the exceptions sought by the Commission. Approval of the Project will provide the following substantial benefits to the neighborhood and the City at large:

- **Development Impact Fees.** Boston Properties will be contributing over \$60,000,000 in development impact fees to the City, including a \$40,194,000 Jobs Housing Linkage Fee, a \$17,232,477 Transportation Sustainability Fee, a \$16,782,436 Eastern Neighborhoods Infrastructure Fee, a \$1,354,325 Community Facilities Fee, a \$2,800,000 Public Art Fee, and a \$489,791 School Impact Fee. In addition to these impact fees, Boston Properties will be contributing land to be dedicated as affordable housing valued at approximately \$10,000,000, and providing below market rate rents for the PDR space, valued at \$9,500,000. The Project will provide \$2,800,000 in public art and will be spending over \$20,000,000 to achieve LEED Platinum and Seismic Design Risk Category 3 for enhanced earthquake safety. Lastly, the Project will generate approximately \$18,000,000 in annual Mello Roos and Ad Valorem tax revenue.
- **Dedication of Land for 100% Affordable Housing.** The Project will donate an approximately 15,000 square-foot parcel to the City, as a land dedication site for future affordable housing, to be developed by MOHCD. Up to 144 dwelling units are proposed to be developed will be developed by the City. The land dedication has been determined by MOHCD as being acceptable in terms of size, configuration, physical characteristics, access, location, and adjacent uses.
- **Affordable and Flexible PDR Space.** The Project will provide 29,100 GSF of PDR space in the Commercial Building. It will be located at the ground floor and front Harrison and Perry Streets and the new Mid-Block Alley. The large expanse of space provided will enable various PDR users to utilize the space, either through one or two large tenants, or it can be broken down for multiple PDR users. Approximately 15,000 square feet of the PDR space will be offered at below-market rate rents for a period of no less than 30 years.
- **POPOS & Mid-Block Alleys.** The Project will be creating 16,700 square feet of POPOS. There will be 9,600 square foot indoor/outdoor POPOS along the entire Fourth Street frontage, creating a lively and usable public space that will activate this block frontage. Two units of micro-retail units line the POPOS space and open onto Perry Street. In addition, there will be a 7,100 square foot mid-block alley connecting Harrison and Perry Streets. This alley will be fronted with active ground-floor PDR, child care, and ultimately residential amenity spaces. The paseo will help form a network of mid-block alleys connecting pedestrians to the 'green network' envisioned by the Central SoMa Plan.
- **Streetscape Enhancements.** The Project will include sidewalk and street improvements to Harrison, Fourth, and Perry Streets. New sidewalks, curbs, gutters, permeable planters, street trees, and visitor bicycle parking along the Property will be constructed. The Project Sponsor has committed to expanding the sidewalk on the south side of Harrison Street, consistent with the Better Streets Plan, for the entirety of the block between Third and Fourth Streets. Along Perry Street, the Project has been sited so that it has a 15'-1" setback from the Property

line, opening up this street to light and air and providing relief from the Interstate I-80 overpass that is adjacent to the Property. This setback further allows PDR spaces fronting Perry Street to spill out between seating and permeable planters in the setback.

- **On-Site Child Care Facility.** The Project will be providing a 3,000 square foot child care space at the ground floor of the Commercial Building fronting the paseo, with an accompanying 1,125 square foot open playground area that opens onto the paseo. These spaces will meet all City regulations for child care facilities.
- **Office Development.** The Project will include flexibly-configured office space near the downtown core and along from the future Central Subway line. This furthers goals of the Central SoMa Plan to increase jobs capacity in this transit-rich location.
- **Job Creation.** Creating hundreds of temporary jobs during construction, and creating thousands of new positions in the long-term through development of approximately 1 million gross square feet of office, retail, child care, and PDR uses.
- **Union Labor.** The Project is committed to using 100% union labor for the construction of the building.
- **Public Art.** The Project is working with community stakeholders to enhance the public art program and POPOS spaces, providing a direct benefit to the community.
- **Sustainability Goals.** The Project supports the City's goals of integrating environmental sustainability and the clean energy roadmap. In addition to targeting LEED Platinum, the Project is designed as an all-electric, high-performance building with no on-site combustion. This will be the first, new construction, net-zero energy core & shell project of this scale in the City and the Central SoMa district. With the 380,000 kWh photovoltaic rooftop array, the Project is targeting operational net-zero energy for the core & shell. The all-electric design will support the city's carbon reduction goals and provide future occupants with the opportunity to pursue their own clean energy goals. Beyond energy and carbon reduction targets, substantial water conservation goals have also been set. The Project plans to install rainwater harvesting and grey water systems for both indoor and outdoor water use.

C. Community and Neighborhood Outreach

The Project Sponsor has prioritized transparency and community engagement throughout the Planning review process, which shaped the Project's site plan, public benefits, and design. For the past several years, the Project Sponsor has conducted neighborhood outreach in order to share information about the Project and solicit feedback from the community. This has included meetings with individual stakeholders and community outreach forums. Feedback received from these meetings

resulted in a thoughtful design that we are confident incorporates neighborhood input. The results are overwhelming support of the Project from a wide array of neighbors and community groups.

D. Conclusion

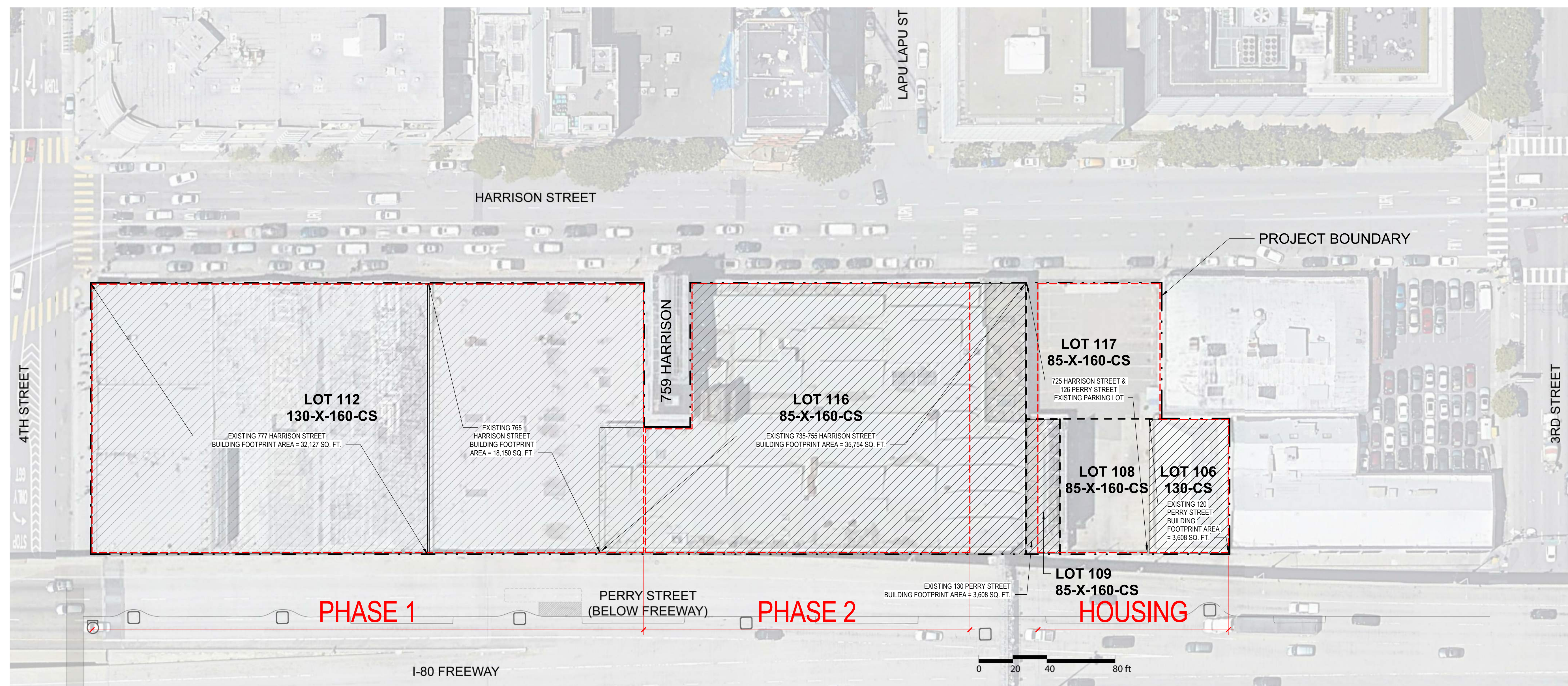
The Project is the result of a multi-year planning and design review process. It will encompass development of office, retail, PDR, and child care uses, with land dedication to enable a 100% affordable residential project consistent with zoning requirements and Key Sites Guidelines for this location under the Central SoMa Plan. The Project features exemplary design and would provide numerous public benefits, including provision of a 15,000 square foot land parcel to the MOHCD for development of 100% affordable housing; providing affordable PDR space; development of POPOS; and payment of a robust package of development impact fees necessary to fund local and citywide improvements. For these reasons and those listed in the application, I urge you to approve the requested Large Project Authorization and Office Allocation Authorization.

Very truly yours,



Aaron Fenton
VP, Development
Boston Properties

cc: Joel Koppel, Commission Vice-President
Frank S. Fung, Commissioner
Milicent A. Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner
Esmeralda Jardines, Project Planner

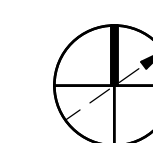


PROJECT
4TH & HARRISON
725 HARRISON ST
SAN FRANCISCO, CA 94107

PROPERTY OWNER
**BARRETT BLOCK
PARTNERS, LLP**

PROJECT SPONSOR

bxp Boston Properties



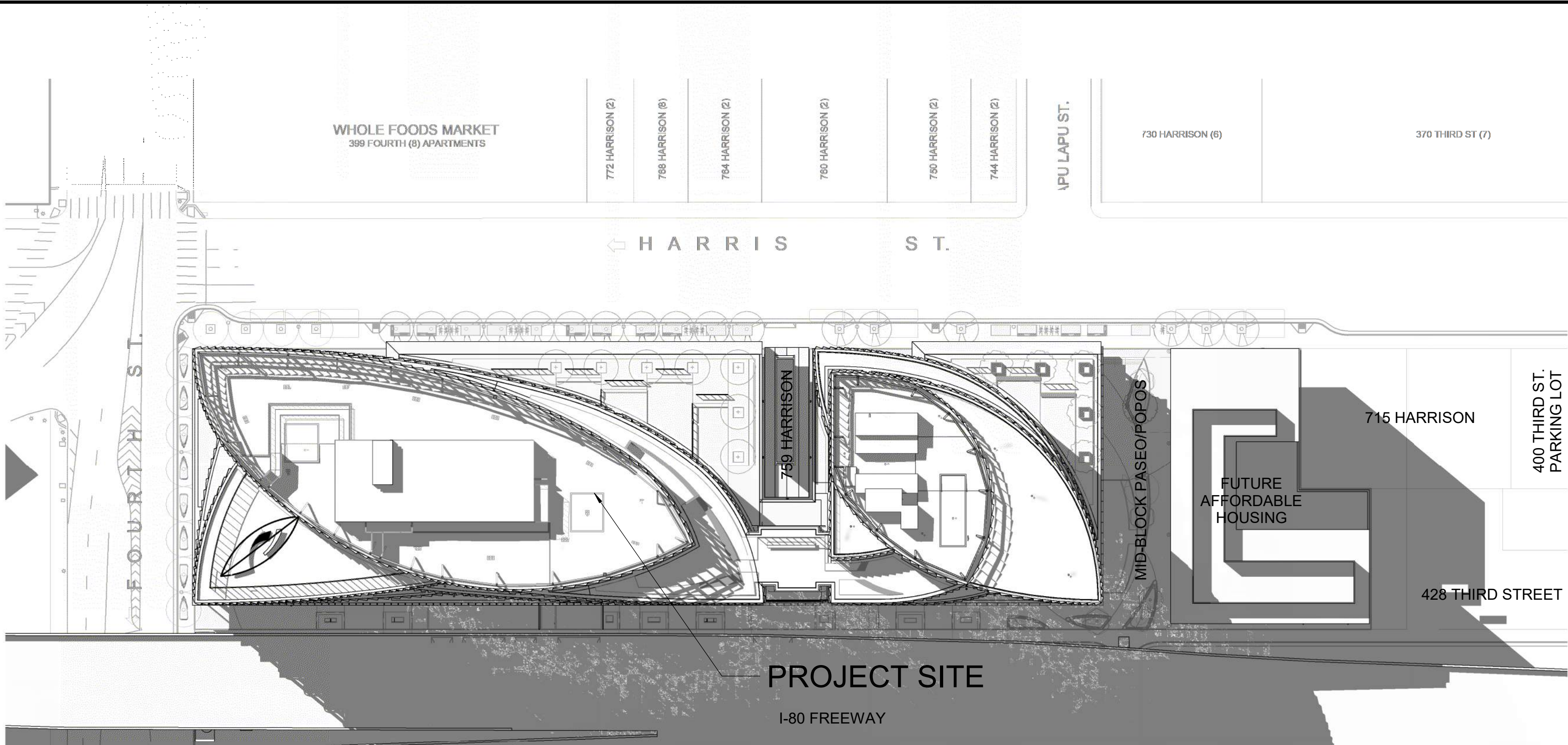
Date of First Issue:

Original drawing is 34 x 22. At 11 x 17, drawing has been scaled 50%

NOT FOR CONSTRUCTION



1 LOCATION PLAN



2 SITE PLAN - OVERVIEW

4TH & HARRISON - PLANNING COMMISSION HEARING

725 HARRISON ST. SAN FRANCISCO, CA

PROPERTY INFORMATION	PROJECT TEAM	DRAWING INDEX																																																																																																																																												
<p>Project Address: 725 Harrison Street (at Fourth St.)</p> <p>Assessor's Block: 3762</p> <p>Lots: 106, 108, 109, 112, 116, & 117</p> <p>Lot Width: 160'-0"</p> <p>Lot Length: 605'-0" (North) 670'-0" (South)</p> <p>Total Lot Area with Affordable Housing: 102,067 SF</p> <p>Total Lot Area without Affordable Housing: 87,067 SF</p> <p>Affordable Housing Land Dedication Lot Area: 15,000 SF</p> <p>Affordable Housing Test-Fit GFA (actual TBD by MOH): 103,040 SF</p> <p>Affordable Housing Test-Fit Units: 144 (technical studies approved up to 160 units)</p> <p>Total GFA of project including Affordable Housing: 1,038,040 SF</p> <p>Total GFA of project without Affordable Housing: 935,000 SF</p>	<p>Owner: Barrett Block Partners, LP</p> <p>Sponsor: Boston Properties</p> <p>Architect: Hellmuth, Obata + Kassabaum, Inc One Bush Plaza, Suite 200, San Francisco, CA, 94104 Tel: 415-243-0555</p> <div>PLANNING CASE NO. 2005.0759 LPAOFAVAR</div>	<table><tr><td>A00</td><td>COVER SHEET & PROJECT INFORMATION</td><td>A35</td><td>PC SEC260(b)(1)(F) PROJECTING ROOFTOP MASS</td></tr><tr><td>A01</td><td>AREA SUMMARIES AND CALCULATIONS</td><td>A36</td><td>PC SEC261.1(d)(1) PERRY STREET SETBACK</td></tr><tr><td>A02</td><td>PROJECT PHASING DIAGRAMS</td><td>A37</td><td>PC SEC261.1(d)(4)(B) MID-BLOCK ALLEY SETBACKS</td></tr><tr><td>A03</td><td>EXISTING SITE SATELLITE IMAGE</td><td>A38</td><td>PC SEC263.32 SPECIAL HEIGHT EXCEPTIONS</td></tr><tr><td>A04</td><td>ILLUSTRATED SITE PLAN</td><td>A39</td><td>PC SEC270(h) SKYPLANE DIAGRAM</td></tr><tr><td>A05</td><td>ZONING HEIGHT AND BULK ZONES</td><td>A40</td><td>PC SEC270.1 HORIZONTAL MASS BREAK</td></tr><tr><td>A06</td><td>RENDERING - SoMa FUTURE AERIAL</td><td>A41</td><td>EXISTING CONDITIONS</td></tr><tr><td>A07</td><td>RENDERING - 4TH & HARRISON INTERSECTION</td><td>A42</td><td>EXISTING SITE PHOTOS</td></tr><tr><td>A08</td><td>RENDERING - FACADE CONCEPT</td><td>A43</td><td>SITE SURVEY</td></tr><tr><td>A09</td><td>UPPER AND LOWER FACADES RENDERING</td><td>A44</td><td>SITE SURVEY</td></tr><tr><td>A10</td><td>RENDERINGS - POPOS AT 4TH STREET</td><td></td><td></td></tr><tr><td>A11</td><td>MID BLOCK ALLEY DESIGN</td><td></td><td></td></tr><tr><td>A12</td><td>NORTH ELEVATION</td><td></td><td></td></tr><tr><td>A13</td><td>SOUTH ELEVATION</td><td></td><td></td></tr><tr><td>A14</td><td>EAST & WEST BUILDING ELEVATIONS</td><td></td><td></td></tr><tr><td>A15</td><td>BUILDING SECTION</td><td></td><td></td></tr><tr><td>A16</td><td>BUILDING CROSS SECTIONS</td><td></td><td></td></tr><tr><td>A17</td><td>GROUND LEVEL ELEVATIONS (SIGNAGE LOCATIONS)</td><td></td><td></td></tr><tr><td>A18</td><td>FLOOR PLAN - LEVEL 1 - GROUND</td><td></td><td></td></tr><tr><td>A19</td><td>FLOOR PLAN - BASEMENT</td><td></td><td></td></tr><tr><td>A20</td><td>FLOOR PLANS - LEVEL 2 & LEVEL 3</td><td></td><td></td></tr><tr><td>A21</td><td>FLOOR PLANS - LEVEL 4 & LEVEL 5</td><td></td><td></td></tr><tr><td>A22</td><td>FLOOR PLANS - LEVEL 6 & LEVEL 7</td><td></td><td></td></tr><tr><td>A23</td><td>FLOOR PLANS - LEVEL 8 & LEVEL 9</td><td></td><td></td></tr><tr><td>A24</td><td>FLOOR PLANS - LEVEL 10 & LEVEL 11</td><td></td><td></td></tr><tr><td>A25</td><td>FLOOR PLANS - LEVEL 12 & LEVEL 13</td><td></td><td></td></tr><tr><td>A26</td><td>FLOOR PLANS - LEVEL 14 & ROOF</td><td></td><td></td></tr><tr><td>A27</td><td>PC SEC132.4(c)(2)(A)(i)&(ii) SETBACKS ABOVE PODIUM</td><td></td><td></td></tr><tr><td>A28</td><td>PC SEC136 OBSTRUCTIONS OVER STREET</td><td></td><td></td></tr><tr><td>A29</td><td>PC SEC138 P.O.P.O.S.</td><td></td><td></td></tr><tr><td>A30</td><td>PC SEC145.1(c)(2)/155(d) LOADING AND PARKING OPENINGS</td><td></td><td></td></tr><tr><td>A31</td><td>PC SEC149 PERMEABLE PLANTING AREAS</td><td></td><td></td></tr><tr><td>A32</td><td>PC SEC151/152.1/154 OFF STREET LOADING AND PARKING</td><td></td><td></td></tr><tr><td>A33</td><td>PC SEC249.78(c)(1)(F)(i) PDR FENESTRATION</td><td></td><td></td></tr><tr><td>A34</td><td>PC SEC249.78(c)(5)(B)(i) - 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A08	RENDERING - FACADE CONCEPT	A43	SITE SURVEY																																																																																																																																											
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A11	MID BLOCK ALLEY DESIGN																																																																																																																																													
A12	NORTH ELEVATION																																																																																																																																													
A13	SOUTH ELEVATION																																																																																																																																													
A14	EAST & WEST BUILDING ELEVATIONS																																																																																																																																													
A15	BUILDING SECTION																																																																																																																																													
A16	BUILDING CROSS SECTIONS																																																																																																																																													
A17	GROUND LEVEL ELEVATIONS (SIGNAGE LOCATIONS)																																																																																																																																													
A18	FLOOR PLAN - LEVEL 1 - GROUND																																																																																																																																													
A19	FLOOR PLAN - BASEMENT																																																																																																																																													
A20	FLOOR PLANS - LEVEL 2 & LEVEL 3																																																																																																																																													
A21	FLOOR PLANS - LEVEL 4 & LEVEL 5																																																																																																																																													
A22	FLOOR PLANS - LEVEL 6 & LEVEL 7																																																																																																																																													
A23	FLOOR PLANS - LEVEL 8 & LEVEL 9																																																																																																																																													
A24	FLOOR PLANS - LEVEL 10 & LEVEL 11																																																																																																																																													
A25	FLOOR PLANS - LEVEL 12 & LEVEL 13																																																																																																																																													
A26	FLOOR PLANS - LEVEL 14 & ROOF																																																																																																																																													
A27	PC SEC132.4(c)(2)(A)(i)&(ii) SETBACKS ABOVE PODIUM																																																																																																																																													
A28	PC SEC136 OBSTRUCTIONS OVER STREET																																																																																																																																													
A29	PC SEC138 P.O.P.O.S.																																																																																																																																													
A30	PC SEC145.1(c)(2)/155(d) LOADING AND PARKING OPENINGS																																																																																																																																													
A31	PC SEC149 PERMEABLE PLANTING AREAS																																																																																																																																													
A32	PC SEC151/152.1/154 OFF STREET LOADING AND PARKING																																																																																																																																													
A33	PC SEC249.78(c)(1)(F)(i) PDR FENESTRATION																																																																																																																																													
A34	PC SEC249.78(c)(5)(B)(i) - SITE AREA EXCLUDED FROM PDR REQUIRED CALCS																																																																																																																																													

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COVER SHEET &
PROJECT INFORMATION

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APPROXIMATE AREAS BY FLOOR

Floor	Construction Gross (prior to Exclusions)	Exclusions*	Gross Floor Area (Planning Code)	Exclusions**	Occupied Floor Area
Roof	7,000	7,000	0	0	0
14	45,000	1,200	43,800	5,700	38,100
13	54,000	1,200	52,800	5,400	47,400
12	54,000	1,200	52,800	5,700	47,100
11	54,000	1,200	52,800	5,700	47,100
10	57,000	1,200	55,800	5,700	50,100
9	57,000	1,200	55,800	5,200	50,600
8	57,000	1,500	55,500	5,500	50,000
7	57,000	1,200	55,800	5,700	50,100
6	72,000	1,200	70,800	8,300	62,500
5	72,000	1,200	70,800	6,700	64,100
4	72,000	1,200	70,800	6,700	64,100
3	72,000	1,000	71,000	6,200	64,800
2	61,000	1,000	60,000	7,100	52,900
1	68,000	33,500	34,500	1,400	33,100
P1	76,000	76,000	0	0	0
Total	935,000	132,000	803,000	81,000	722,000

- *

Areas excluded from Gross Floor Area pursuant to Planning Code Section 102 (e.g.: parking, bicycle parking, POPOS, childcare, mechanical, penthouse, circulation, etc.)
- **

Areas excluded from Occupied Floor Area pursuant to Planning Code Section 102 (e.g.: parking, bicycle parking, POPOS, exterior walls, mechanical/operational areas, restrooms and storage)

APPROXIMATE AREAS BY USE

Use Type	Gross Floor Area (Planning Code)	Construction Gross Excluded from GFA	Construction Gross Total (GFA + Excluded Areas)	Occupied Floor Area (Planning Code)
Office	770,000	(See “Other” Below)	770,000	688,000
PDR	29,100		29,100	28,000
Retail	3,900		3,900	3,250
Parking	n/a	62,000	75,000	n/a
Childcare	n/a	3,000	3,000	2,750
POPOS (Interior)	n/a	6,500	6,500	n/a
POPOS (Exterior)	n/a	*10,200	n/a	n/a
Other**	n/a	60,500	47,500	n/a
Total	803,000	132,000	935,000	722,000

- *

Exterior POPOS are not included in the Construction Gross Total. Total POPOS are:

Paseo + Perry St (no overhang)

7,100

4th Street (under overhang)

1,500

Perry Street (no overhang)

1,600

Total Exterior

10,200

Interior POPOS

6,500

TOTAL POPOS

16,700
- **

Miscellaneous other spaces excluded from GFA (e.g.: mechanical, penthouse, circulation, etc.)

PDR Requirements greater of:

Lot Area per survey	102,067	Existing PDR	
Exterior POPOS (under overhang)	1,500	120 Perry	3,600
Exterior POPOS (no overhang)	10,200	130-132 Perry	2,000
Childcare	3,000	777 Harrison	0
Childcare Play Area	1,250	765 Harrison	20,000
Affordable Housing Land	15,000	735-743 Harrison	0
Total after Deduction	72,617	Total	25,600
40% of Lot Area after Deductions	29,047	40% of Existing PDR	10,240

Other Required/Limited Features (square footages are occupied floor area except as noted):

	Office	PDR	Retail	Childcare*	Residential**	Total	Provided
POPOS	15,400 (1/50 GFA sf)	-	-	-	-	15,400	16,700
Parking (Max.)	196 (1/3.5k sf)	19 (1/1.5k sf)	7 (1/.5k sf)	1	-	223	116
Loading	7 (0.1/100k sf)***	1 (1/10k-50k sf)	-	-	-	8	5 + 6 service***
Car Share	3 (1/50 parking spaces)				1 (1/200 units)	4	4
Class I Bicycle Parking	137 (1/5k sf)	2 (1/12k sf)	1 (1/7.5k sf)	2 (1/20 children)	115 (100+1/4 units)	257	258
Class II Bicycle Parking	16 (2 + 1/50k sf)	2 (2 up to 50k sf)	5 (1/.75k sf)	2 (1/20 children)	8 (1/20 units)	33	34
Showers	4 (for over 50k sf)	2 (20k-50k sf)	-	-	-	6	22
Lockers	24 (for over 50k sf)	12 (20k-50k sf)	-	-	-	36	36

- *

All childcare square footage is exempt from GFA and Occupied Floor Area. Total square footage accommodates approximately 30 children.
- **

Residential requirements pertain to Affordable Housing Land Donation to be built by MOHCD but are being met on the Project site.
- ***

Two service vehicle loading spaces permitted to satisfy each full loading space up to 50% of the requirement. Loading space dimensions are:

1 @10' x 25' x 12'h

4 @ 12' x 35'x 14'h

6 @ 8' x 20' x 7'h

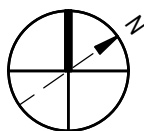
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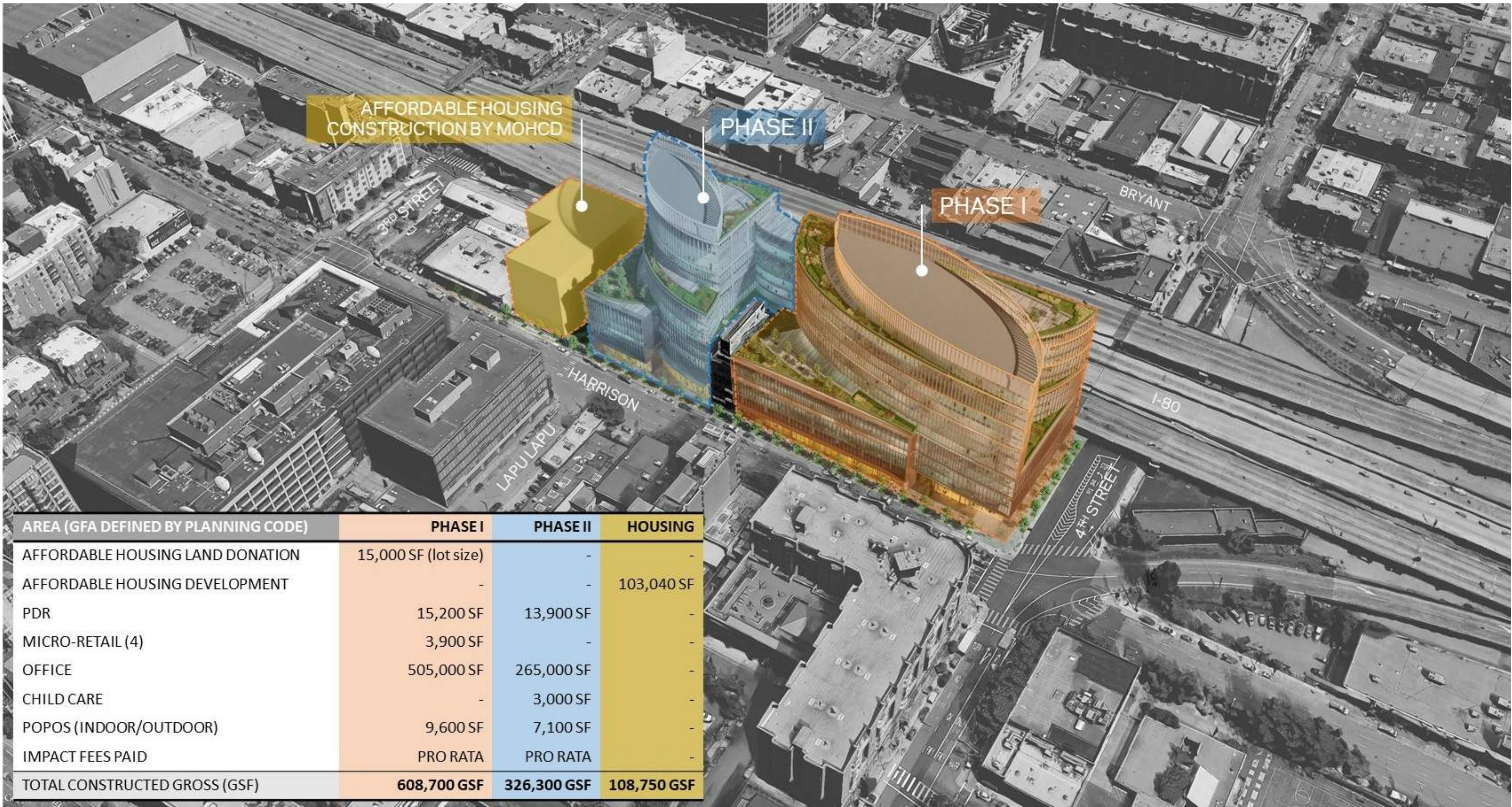
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AREA SUMMARIES AND
CALCULATIONS

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A01



NOTE: SQUARE FOOTAGES ARE GROSS FLOOR AREA FOR PLANNING PURPOSES UNLESS OTHERWISE NOTED

PHASE I

- 1. **HOUSING:** Land for 100% affordable housing dedicated to MOHCD
15,000 sq. ft. lot accommodates up to 160 units
- 2. **PDR:** Production, Distribution, & Repair spaces fronting Harrison & Perry
15,200 sq. ft., divisible into smaller units
- 3. **POPOS:** Indoor/Outdoor along 4th Street
9,600 sq. ft. total
- 4. **OFFICE:** Lobby for office building above
505,000 sq. ft. office above in Phase I
- 5. **STREETSCAPE:** Expanded and improved sidewalk
15ft wide with streetscape improvements
- 6. **RETAIL (4):** Micro-Retail spaces fronting Perry, Harrison, & POPOS
975 sq. ft. each, total 3,900 sq. ft.

PHASE II

- 7. **CHILD CARE:** Indoor facility and outdoor activity space
3,000 sq. ft. + 1,125 sq. ft. outdoors
- 8. **PDR:** Production, Distribution, & Repair spaces fronting Paseo & Perry
13,900 sq. ft., divisible into smaller units
- 9. **POPOS:** Mid-Block Paseo connecting Harrison and Perry Streets
7,100 sq. ft. total
- 10. **OFFICE:** Lobby for office building above
265,000 sq. ft. office above in Phase II
- 11. **STREETSCAPE:** Expanded and improved sidewalk
15ft wide with streetscape improvements

AFFORDABLE HOUSING

- 1. **AFFORDABLE HOUSING DEVELOPMENT:** Constructed by MOHCD
103,040 sq. ft. accommodates up to 160 units



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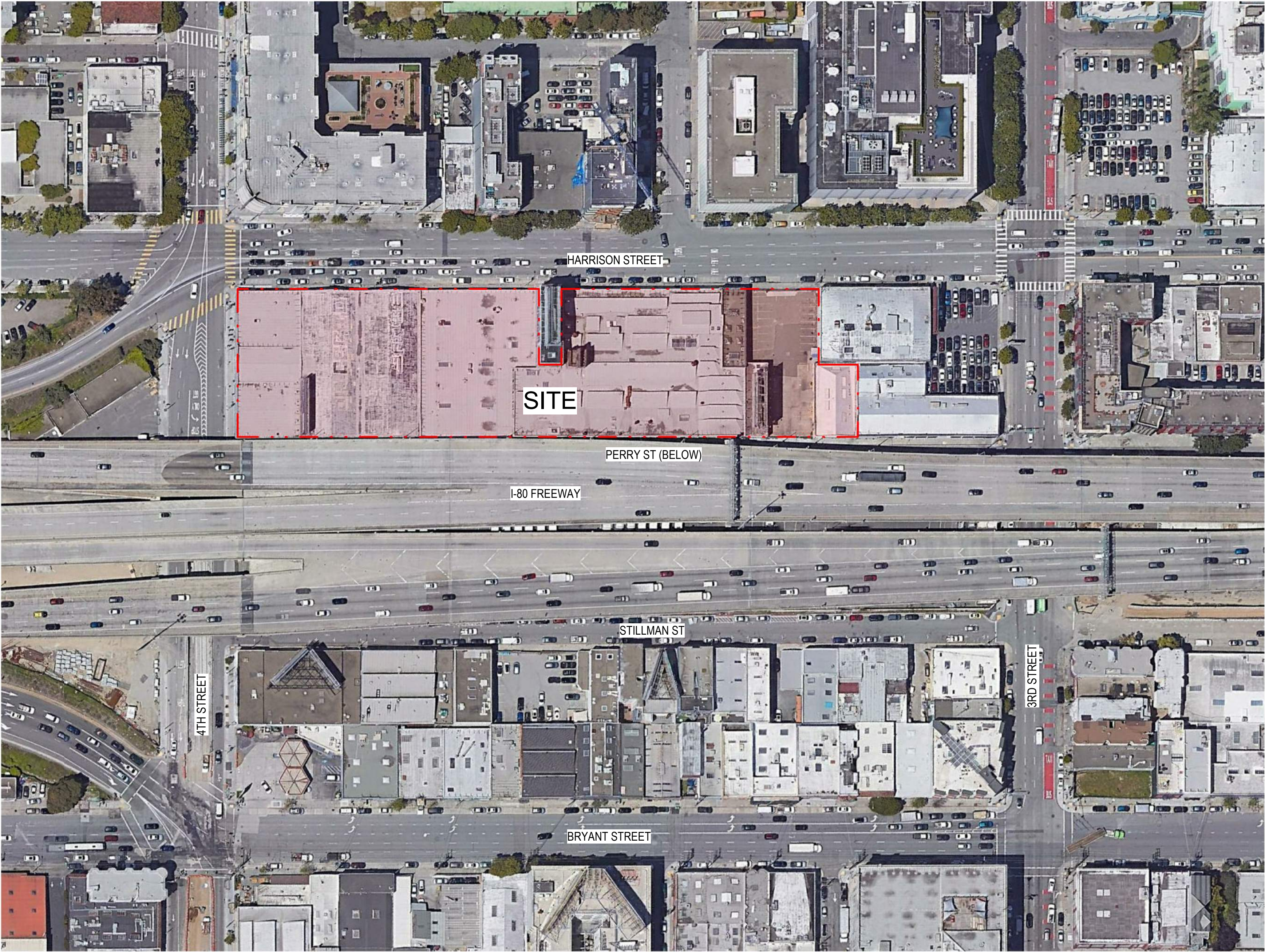
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PROJECT PHASING
DIAGRAMS

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1 SATELLITE IMAGE OF EXISTING SITE
1" = 50'-0"

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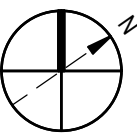
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EXISTING SITE SATELLITE
IMAGE

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ILLUSTRATED SITE PLAN

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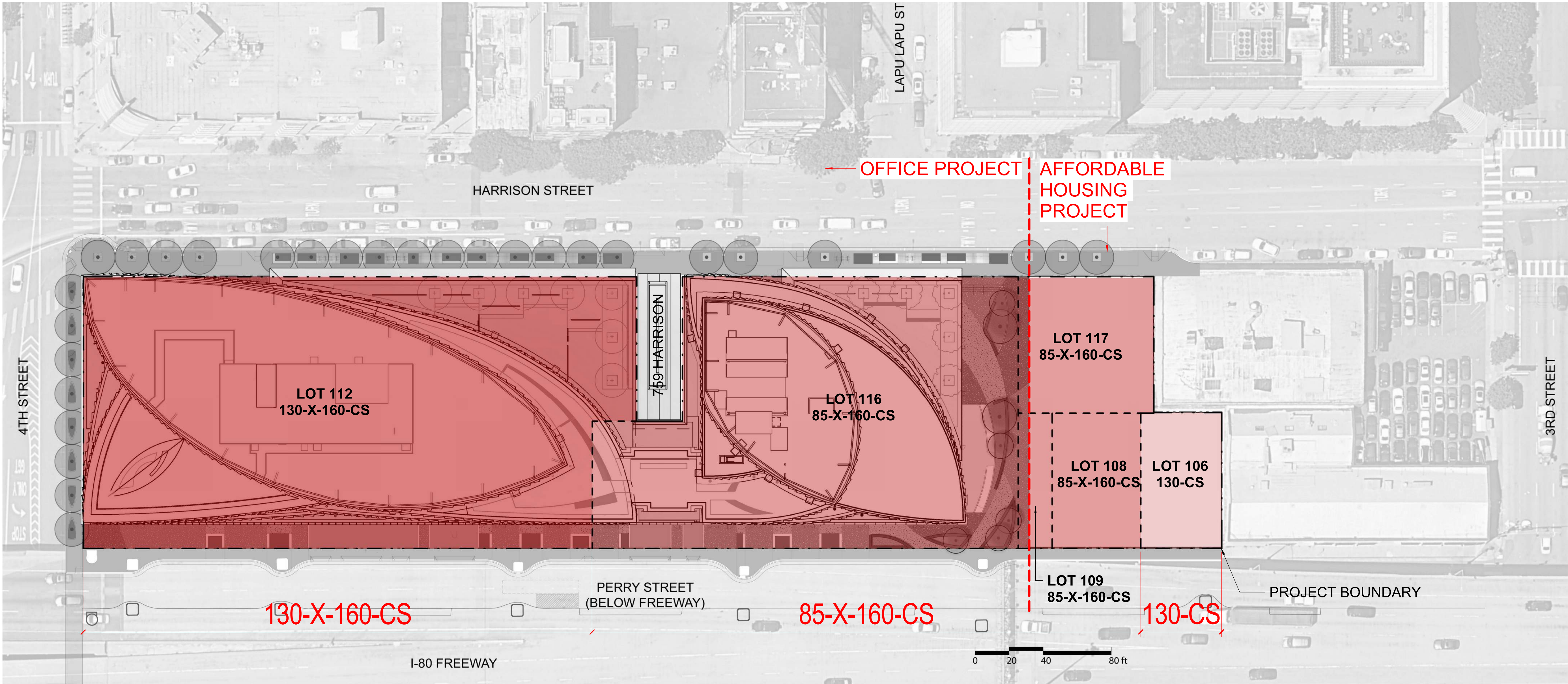
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A04

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1 ILLUSTRATED SITE PLAN

1/32" = 1'-0"



1 HEIGHT & BULK ZONES ACROSS SITE
1/32" = 1'-0"

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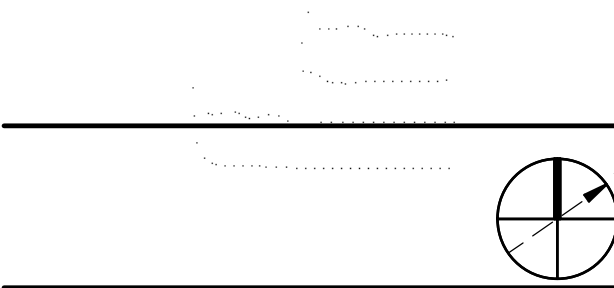
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ZONING HEIGHT AND
BULK ZONES

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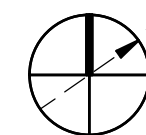
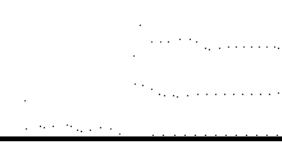
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RENDERING - SoMa
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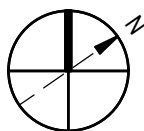
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RENDERING - 4TH & HARRISON INTERSECTION

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A07

FACADE MODULE SIZE PULSE TIGHTENS AT CORNERS AND GRADUATES TO MORE OPEN AT THE CENTER



HORIZONTAL BANDS ARRANGE PULSES IN SETS OF 1-3 STORIES

SUBTLE SHIFTS IN COLOR OCCUR FROM BANDS ABOVE AND BELOW

PODIUM FACADE COLORS MORE SATURATED

RECTILINEAR FACADE DEFINES URBAN ROOM AND STREETWALL AT PODIUM LEVELS

TRANSPARENT CABLE NET WALL AT LOBBY

BLACKENED STEEL FRAMES AROUND GLAZING AT PDR & RETAIL ALONG GROUND LEVEL

TRANSPARENT DOUBLE-HEIGHT CABLE-NET WALL AT POPOS

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RENDERING - FACADE CONCEPT

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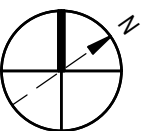
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UPPER AND LOWER
FACADES RENDERING

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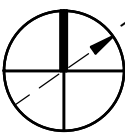
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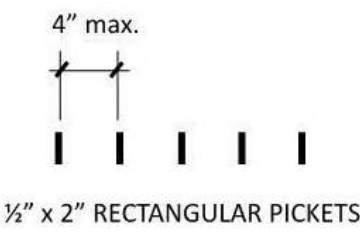
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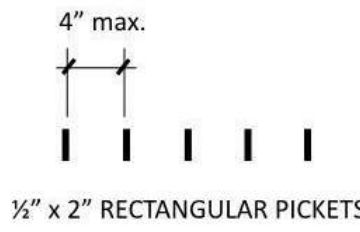
Childcare Fence Study

View 1 – Childcare Entrance



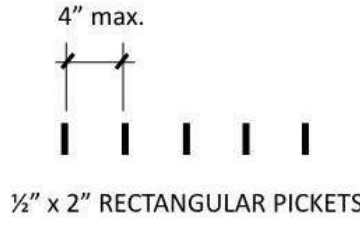
Childcare Fence Study

View 2 – Perry Street Looking North



Childcare Fence Study

View 3 – Childcare Enclosure Side View



FINISH COLOR: BLACKENED STEEL

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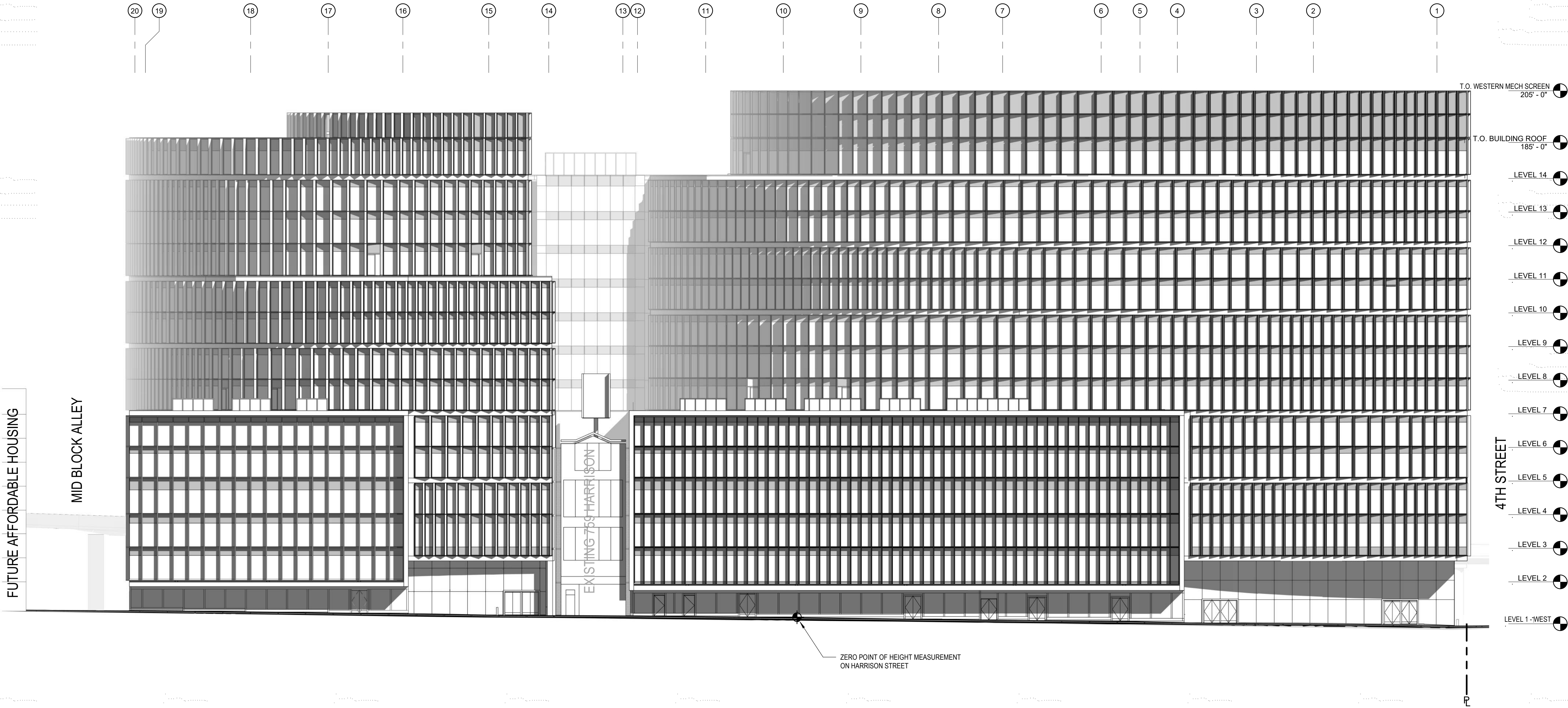
**MID BLOCK ALLEY
DESIGN**

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A11

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1 NORTH ELEVATION
3/64" = 1'-0"

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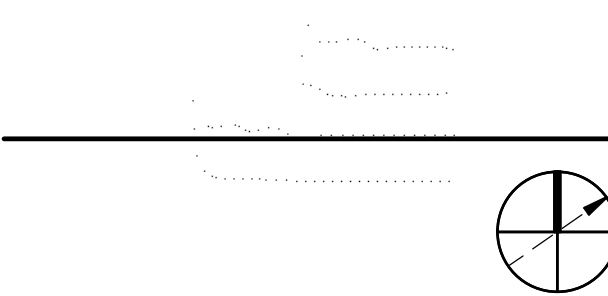
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NORTH ELEVATION

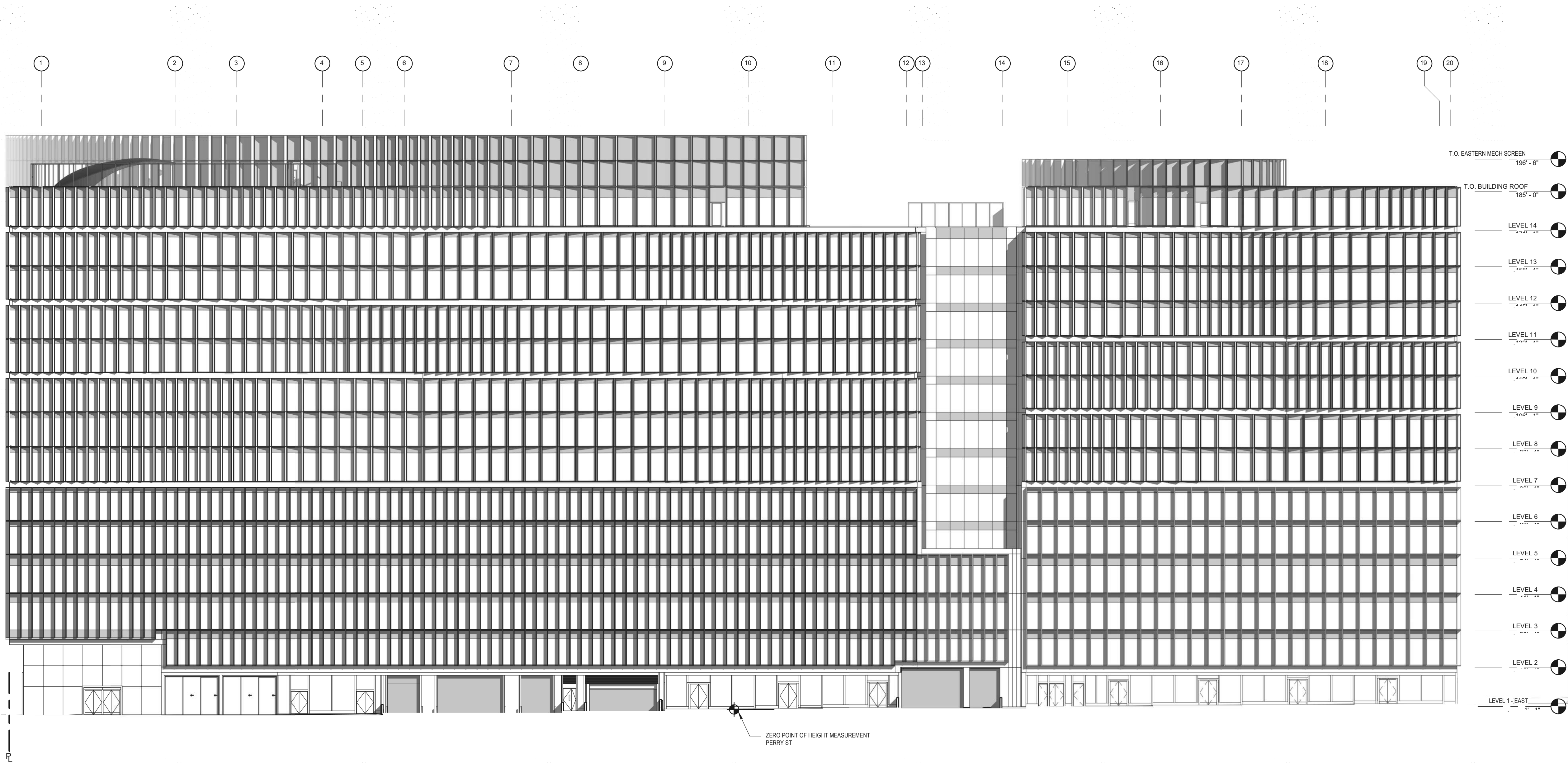
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1 SOUTH ELEVATION
3/8" = 1'-0"

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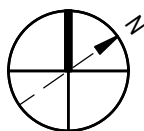
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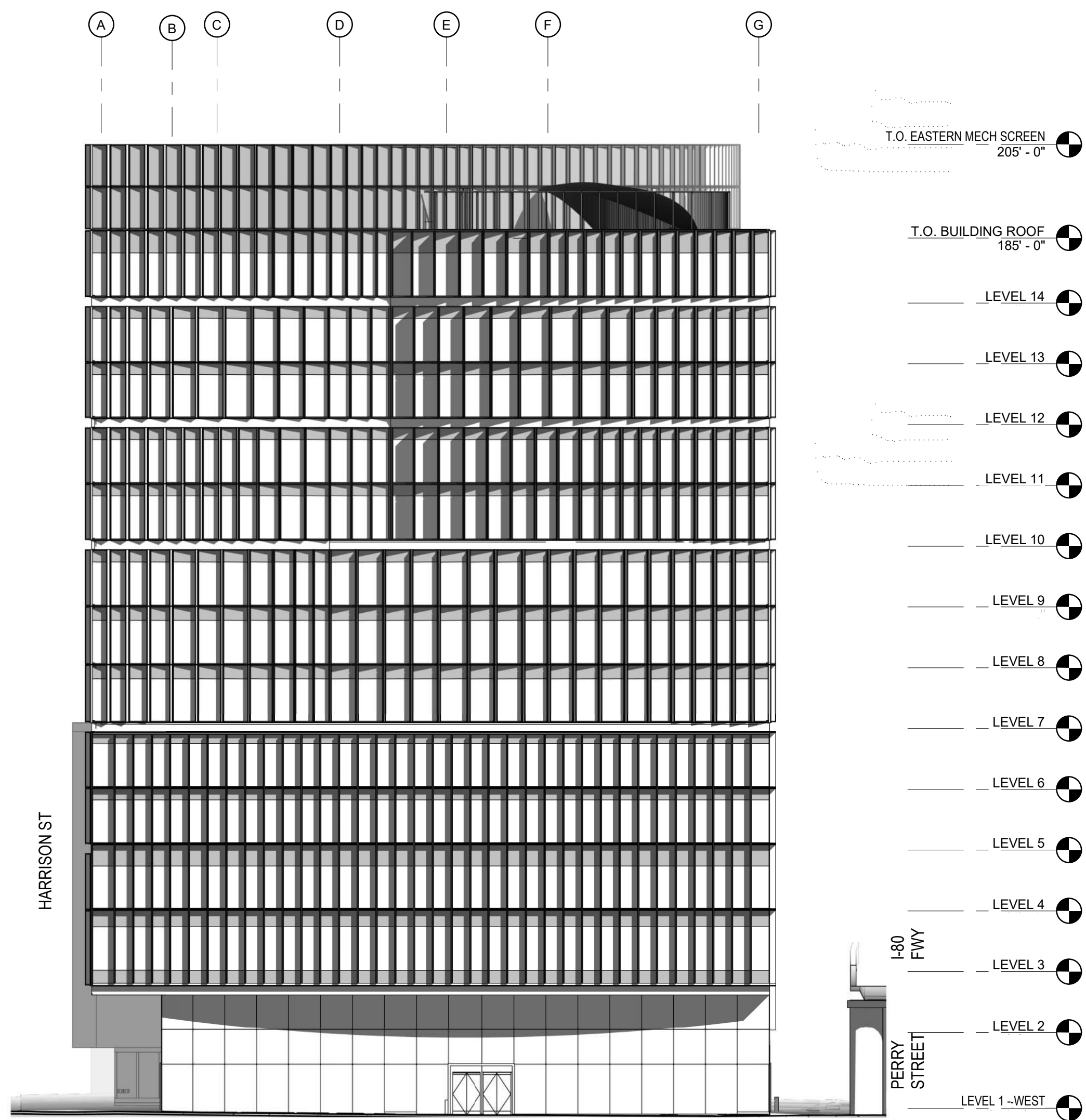
SOUTH ELEVATION

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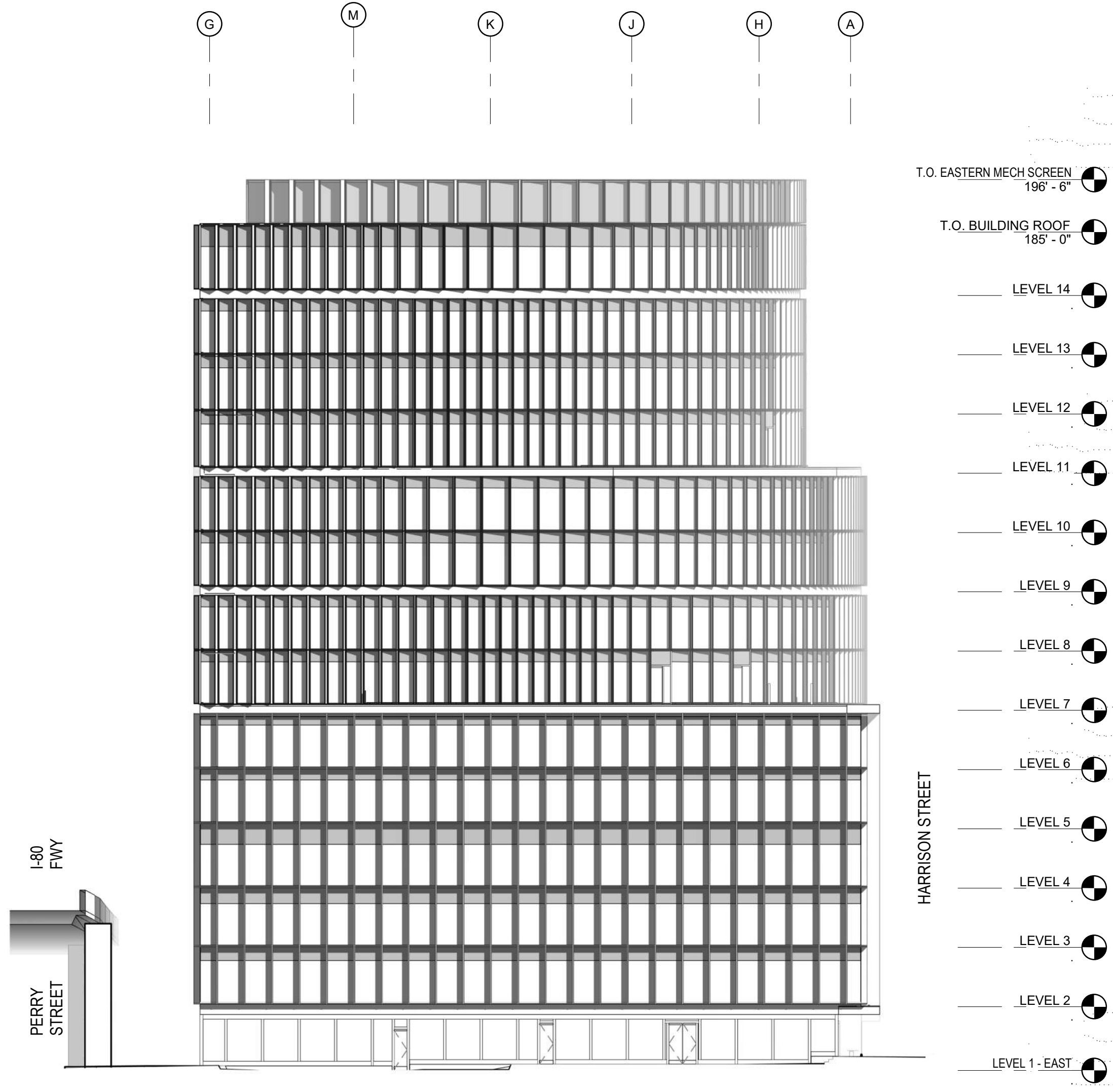
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1 WEST ELEVATION -
3/64" = 1'-0"



2 EAST ELEVATION
3/64" = 1'-0"

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Sheet Title:

EAST & WEST BUILDING
ELEVATIONS

Original drawing is 34 x 22. At 11 x 17, drawing has been scaled 50%

Sheet Number

A14

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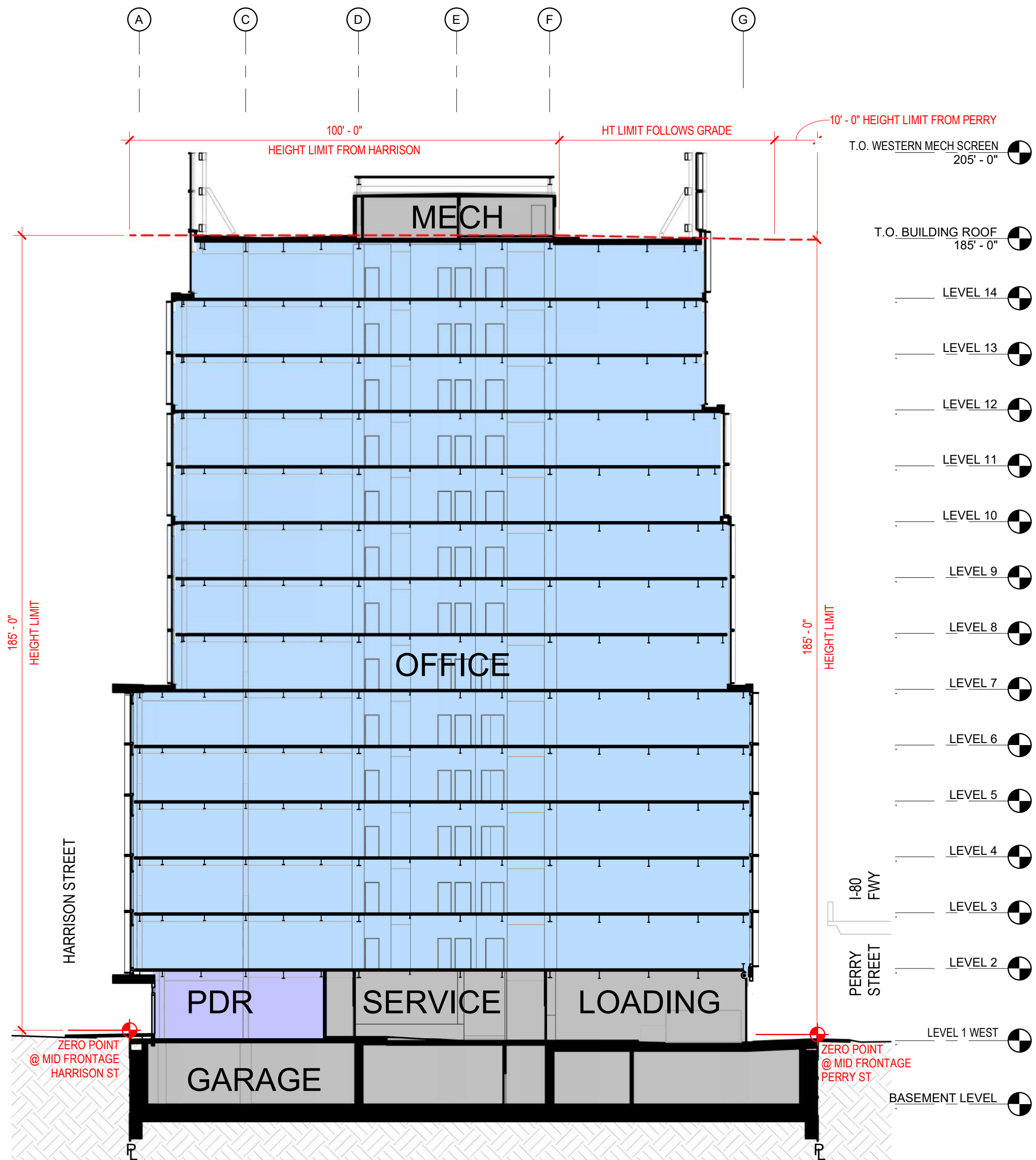
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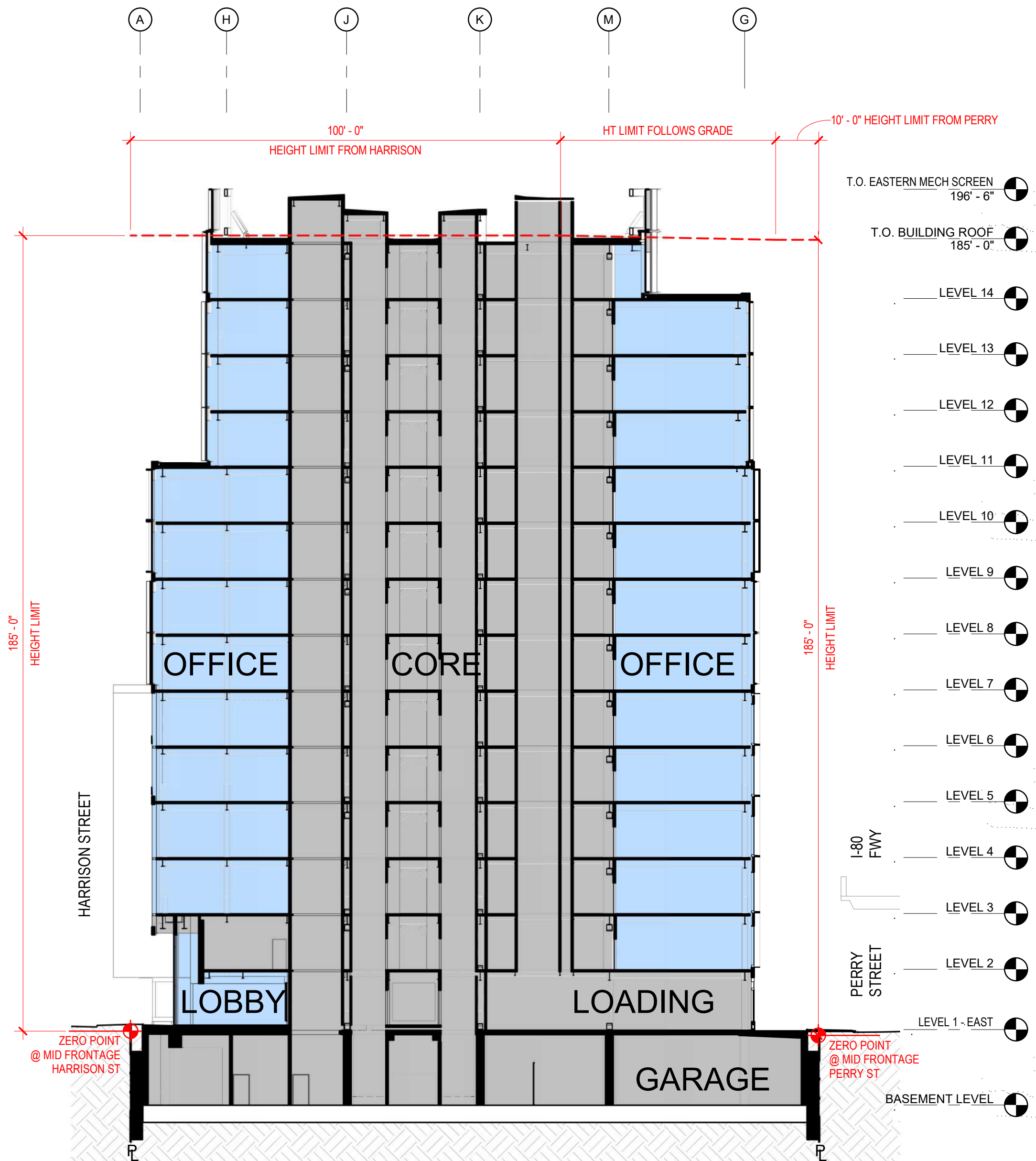
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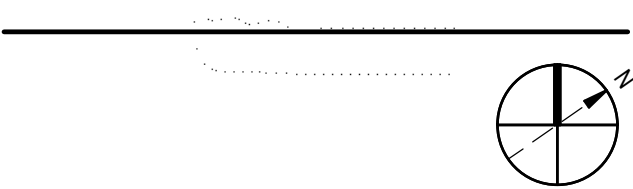
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2 CROSS SECTION 1
3/64" = 1'-0"



1 CROSS SECTION 2
3/64" = 1'-0"



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Sheet Title:
**BUILDING CROSS
SECTIONS**

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A16

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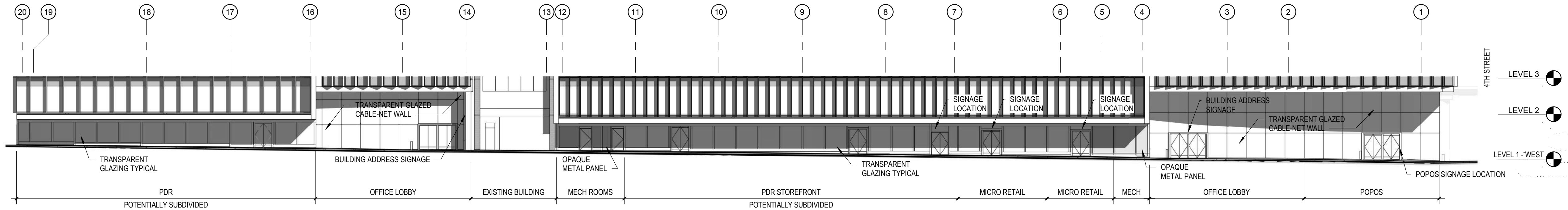
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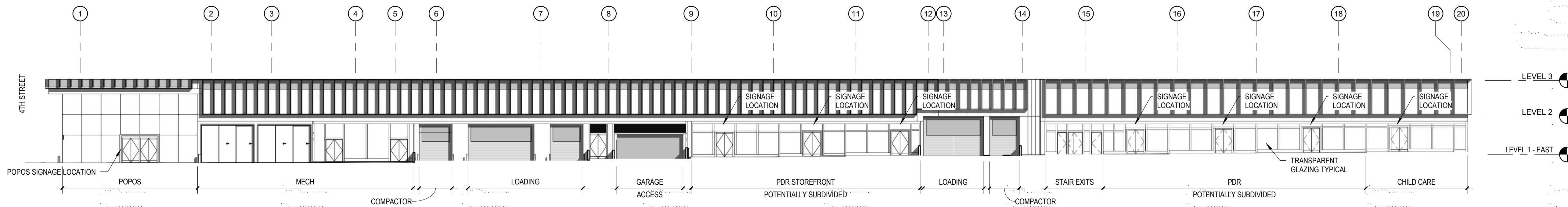


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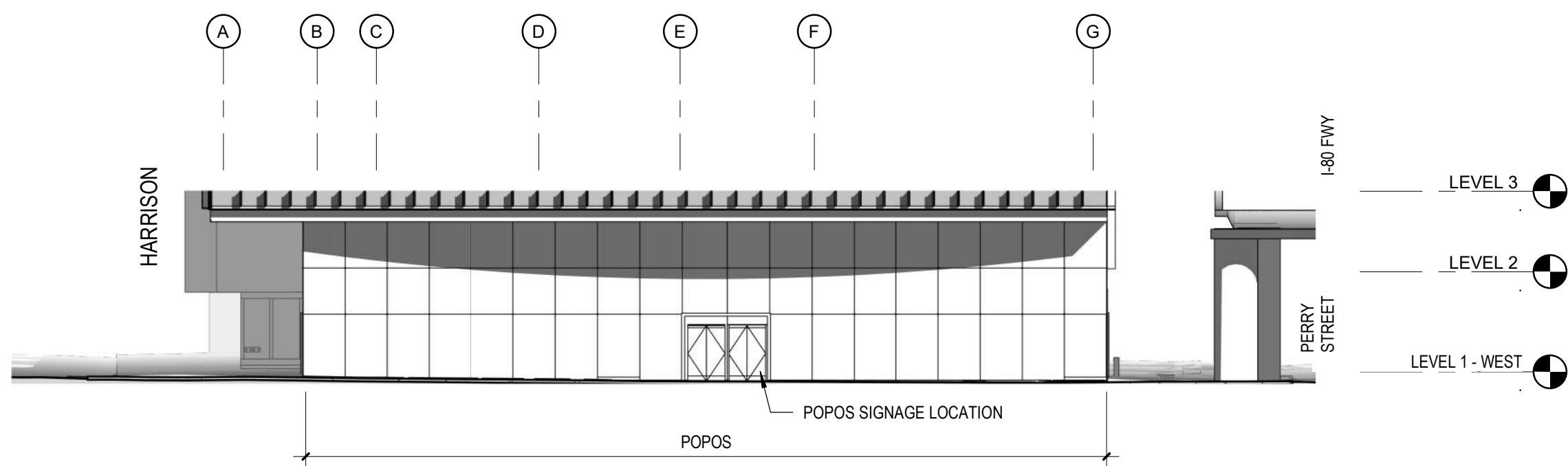
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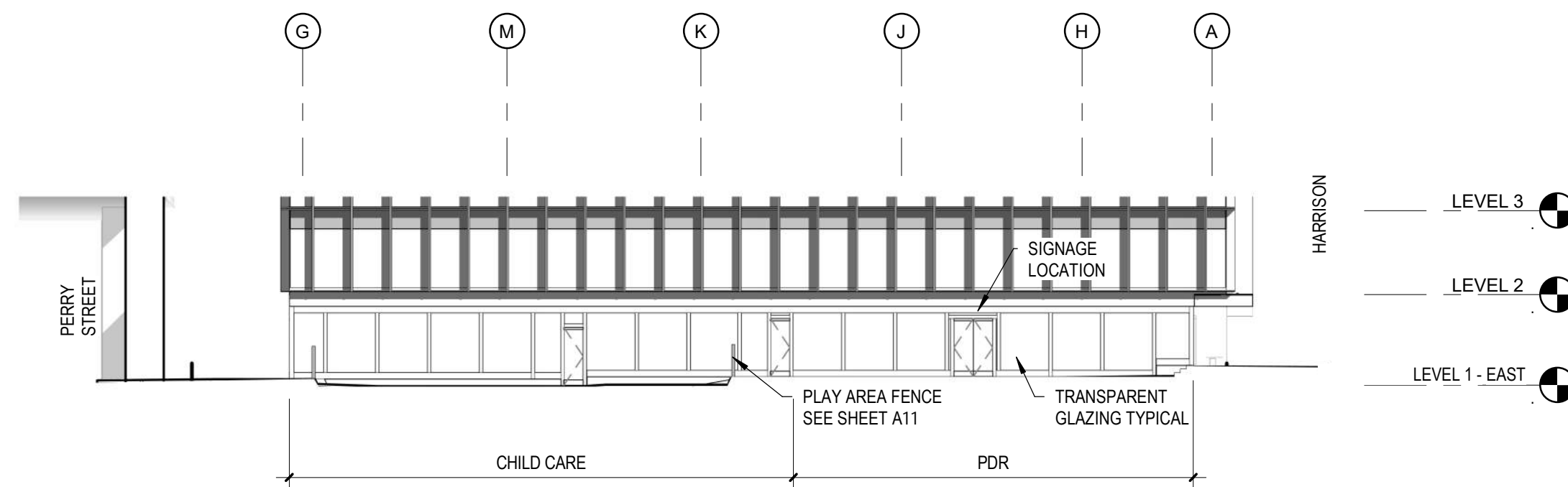
1 ENLARGED ELEVATION - HARRISON
3/64" = 1'-0"



2 ENLARGED ELEVATION - PERRY
3/64" = 1'-0"



3 ENLARGED ELEVATION - 4TH ST
3/64" = 1'-0"



4 ENLARGED ELEVATION - MID-BLOCK ALLEY
3/64" = 1'-0"

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Date of First Issue:

Project No: 14_04006.00

Sheet Title:

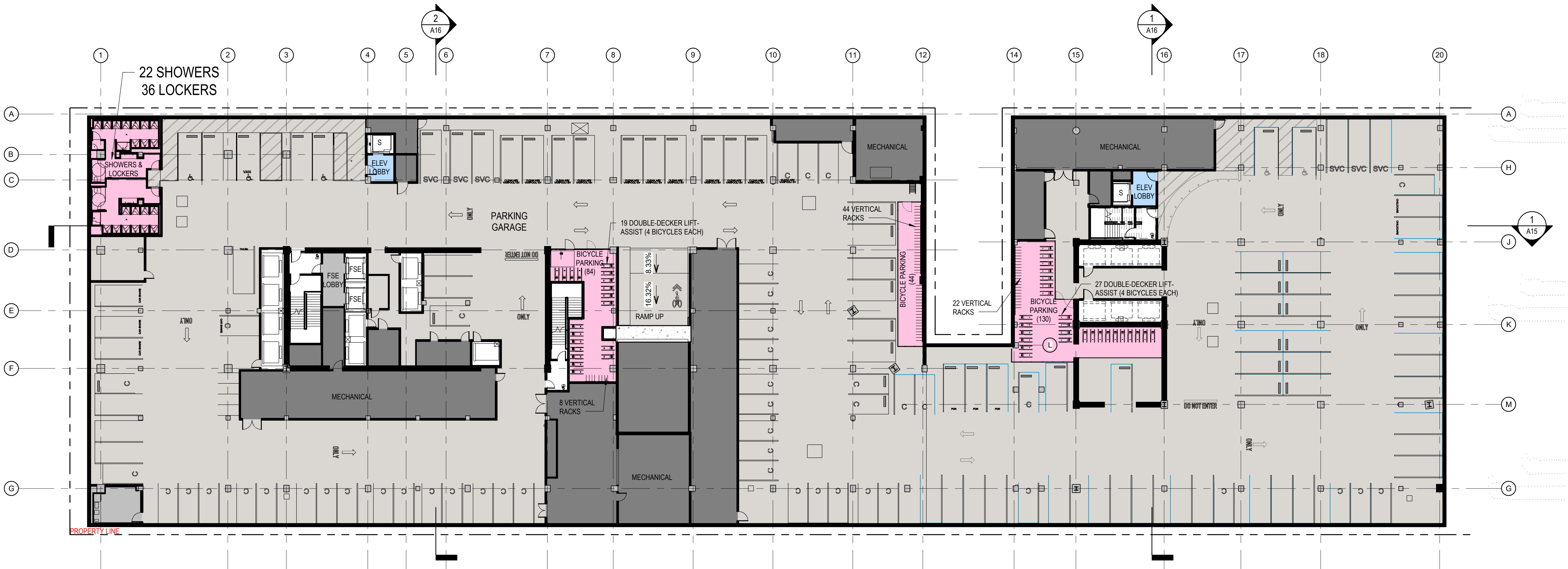
GROUND LEVEL
ELEVATIONS (SIGNAGE
LOCATIONS)

Original drawing is 34 x 22. At 11 x 17, drawing has been scaled 50%

Sheet Number

A17

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1

FLOOR PLAN - BASEMENT LEVEL

3/64" = 1'-0"

BICYCLE PARKING SCHEDULE		PARKING SCHEDULE		SERVICE VEHICLE LOADING SCHEDULE	
Type	Count	Type	Count	Description	Count
Class I - Assisted Lift	184	Accessible Spaces	5	8' x 20' Service Vehicle	6
Class I - Vertical Rack	74	Car Share	4	TOTAL COUNT	6
TOTAL COUNT	258	Other Spaces	111		
		TOTAL COUNT	120		

SEE A59 FOR OFF-STREET PARKING AND LOADING DETAILS

SEE G00 FOR VERTICAL CLEARANCES OF SERVICE VEHICLE SPACES

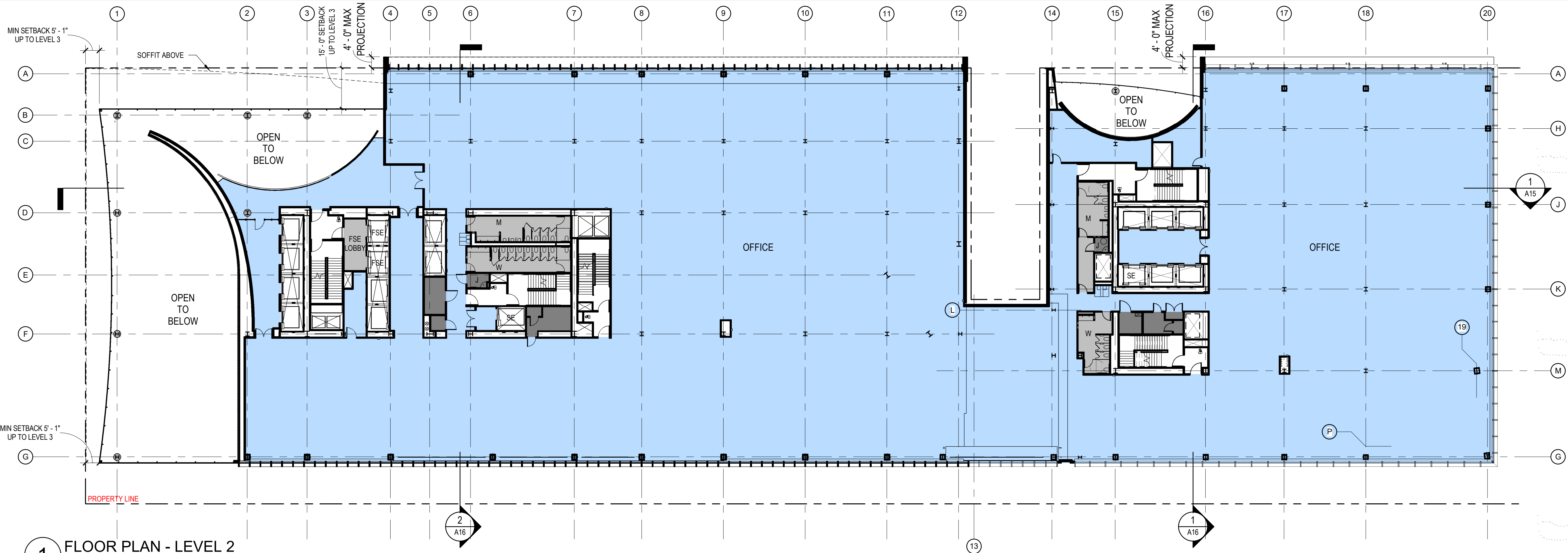
Date of First Issue:

Project No: 14_04006.00

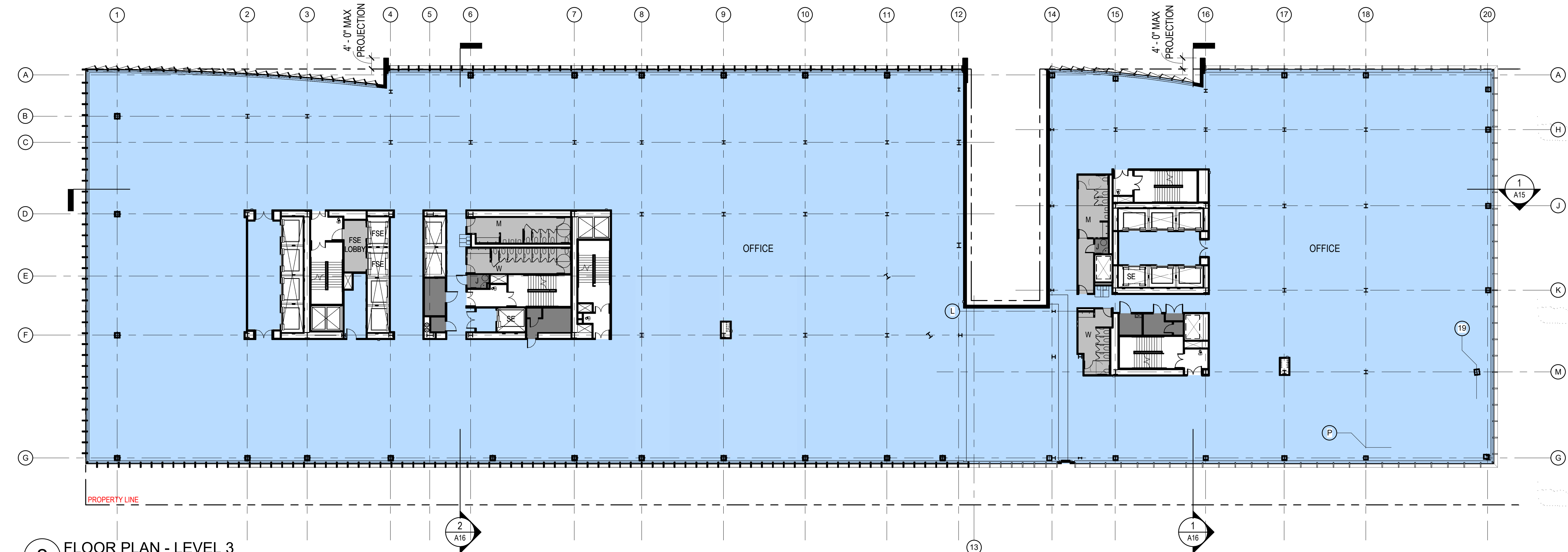
Sheet Title:

FLOOR PLAN - BASEMENT

2019-11-12 11:37:15 AM



1 FLOOR PLAN - LEVEL 2
3/64" = 1'-0"



2 FLOOR PLAN - LEVEL 3
3/64" = 1'-0"

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Sheet Title:

FLOOR PLANS - LEVEL 2 &
LEVEL 3

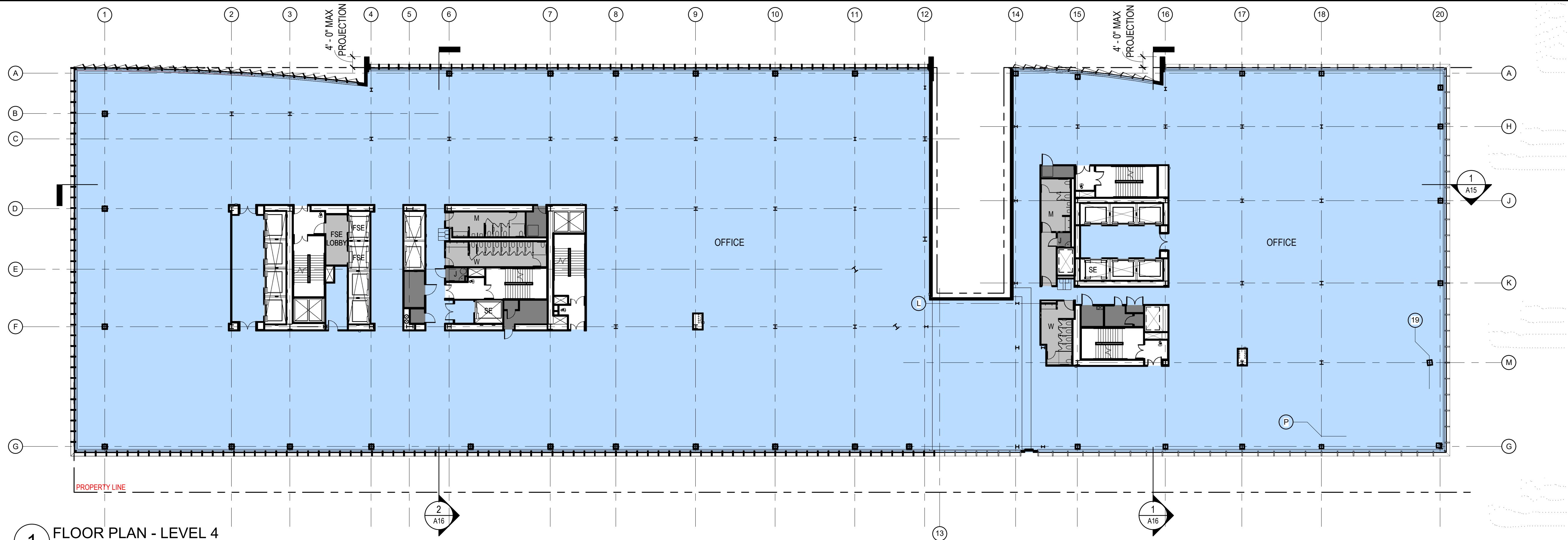
Original drawing is 34 x 22. At 11 x 17, drawing has been scaled 50%

Sheet Number

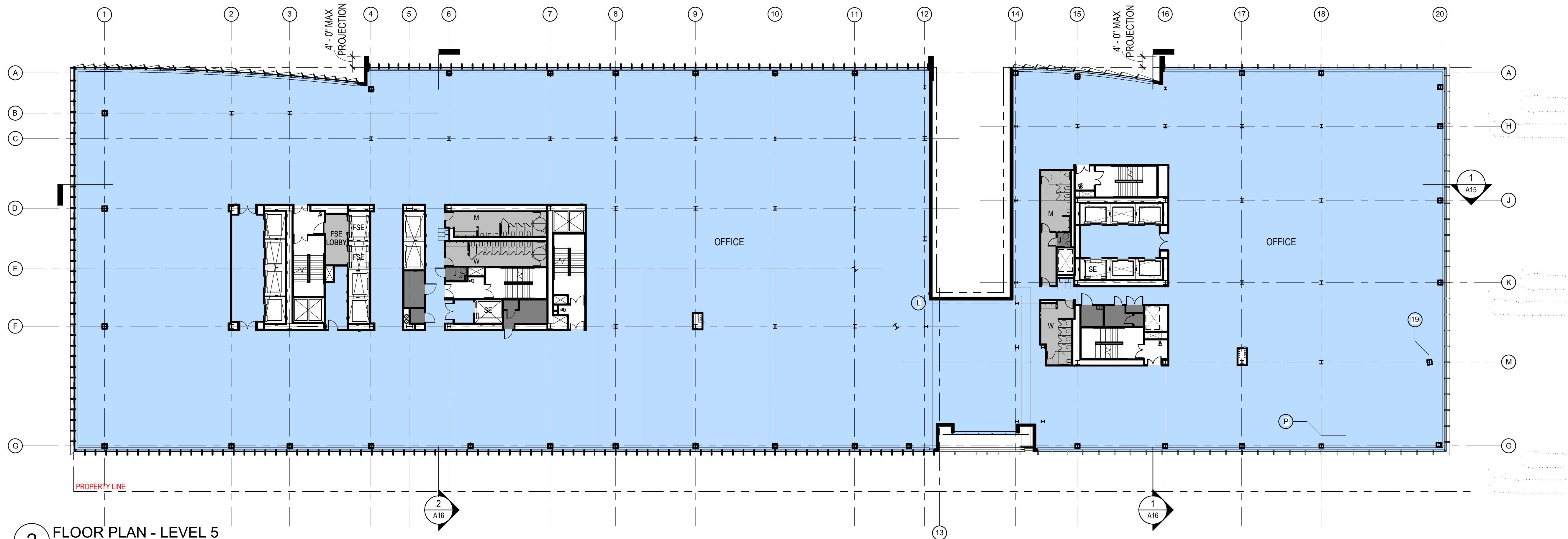
A20

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2019-11-11 11:37:19 AM



1 FLOOR PLAN - LEVEL 4
3/64" = 1'-0"



2 FLOOR PLAN - LEVEL 5
3/64" = 1'-0"

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Sheet Title:

**FLOOR PLANS - LEVEL 4 &
LEVEL 5**

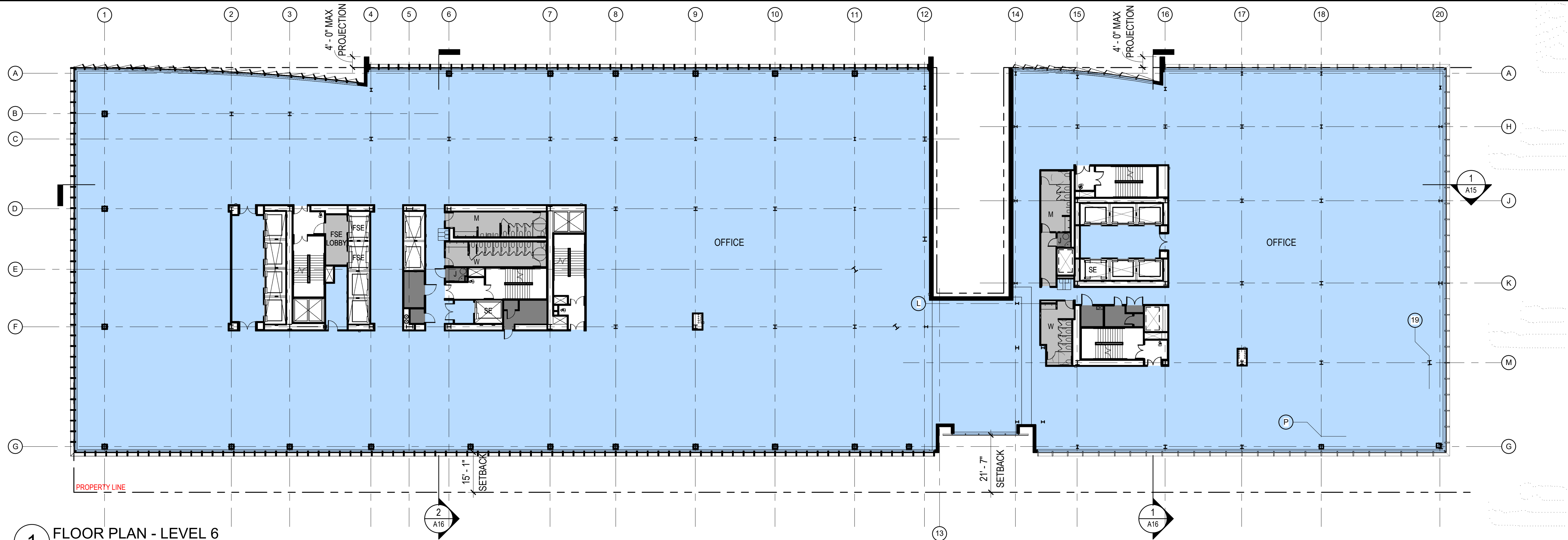
Original drawing is 34 x 22. At 11 x 17, drawing has been scaled 50%

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A21

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2019-11-11 11:37:22 AM



1 FLOOR PLAN - LEVEL 6
3/64" = 1'-0"



2 FLOOR PLAN - LEVEL 7
3/64" = 1'-0"

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Sheet Title:

**FLOOR PLANS - LEVEL 6 &
LEVEL 7**

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Sheet Number

A22

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2019-11-12 11:37:26 AM



1 FLOOR PLAN - LEVEL 8
3/64" = 1'-0"



2 FLOOR PLAN - LEVEL 9
3/64" = 1'-0"

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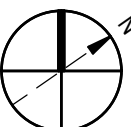
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Sheet Title:

FLOOR PLANS - LEVEL 8 &
LEVEL 9

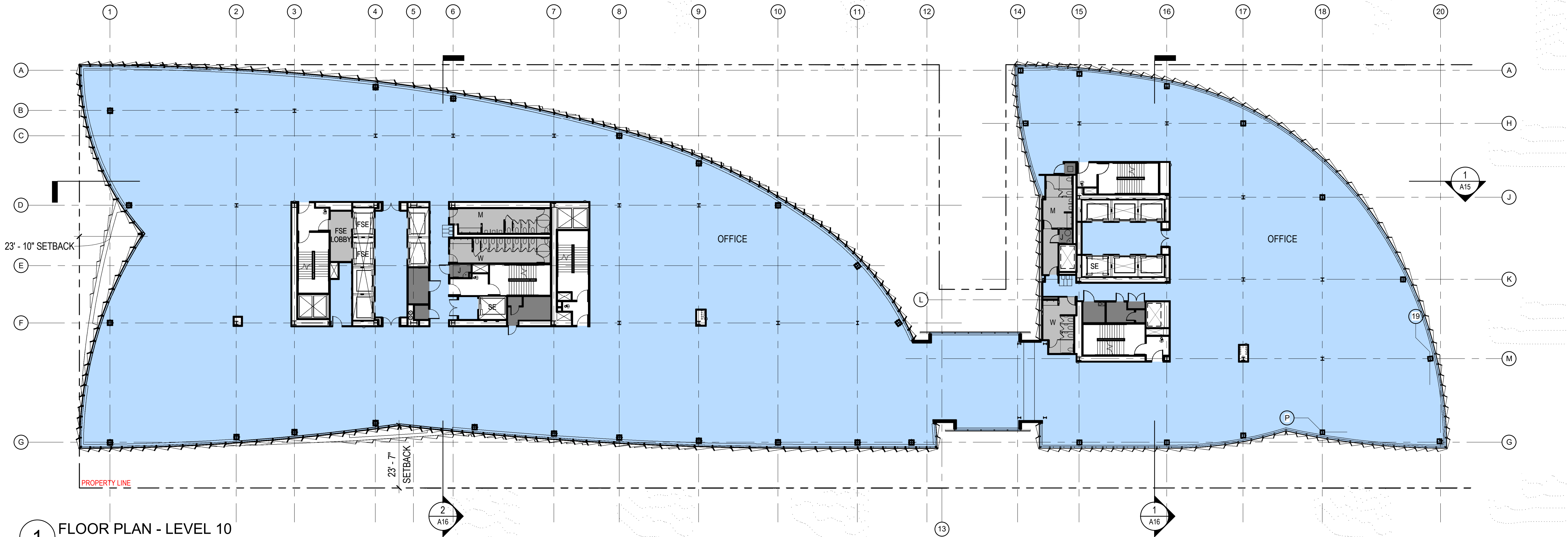
Original drawing is 34 x 22. At 11 x 17, drawing has been scaled 50%

Sheet Number

A23

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1 FLOOR PLAN - LEVEL 10
3/64" = 1'-0"



2 FLOOR PLAN - LEVEL 11
3/64" = 1'-0"

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Sheet Title:
FLOOR PLANS - LEVEL 10 & LEVEL 11

Original drawing is 34 x 22. At 11 x 17, drawing has been scaled 50%.

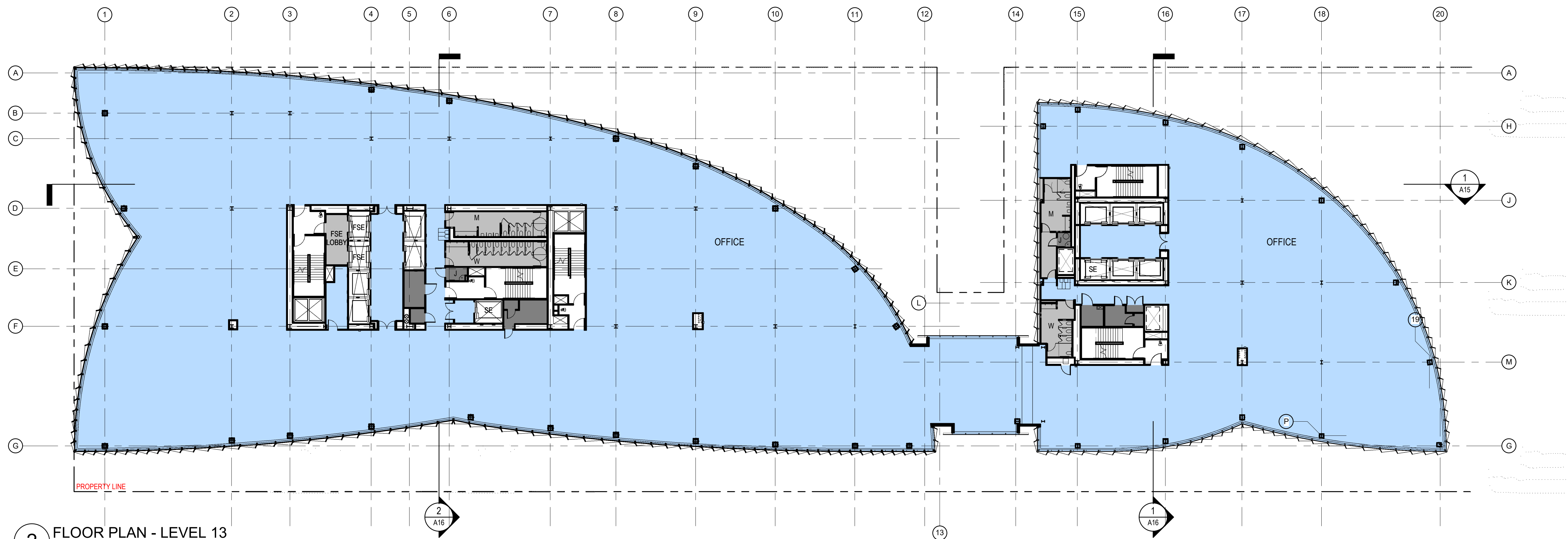
Sheet Number

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2019-11-12 11:37:35 AM



1 FLOOR PLAN - LEVEL 12
3/64" = 1'-0"



2 FLOOR PLAN - LEVEL 13
3/64" = 1'-0"

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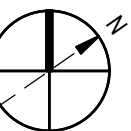
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Sheet Title:

**FLOOR PLANS - LEVEL 12
& LEVEL 13**

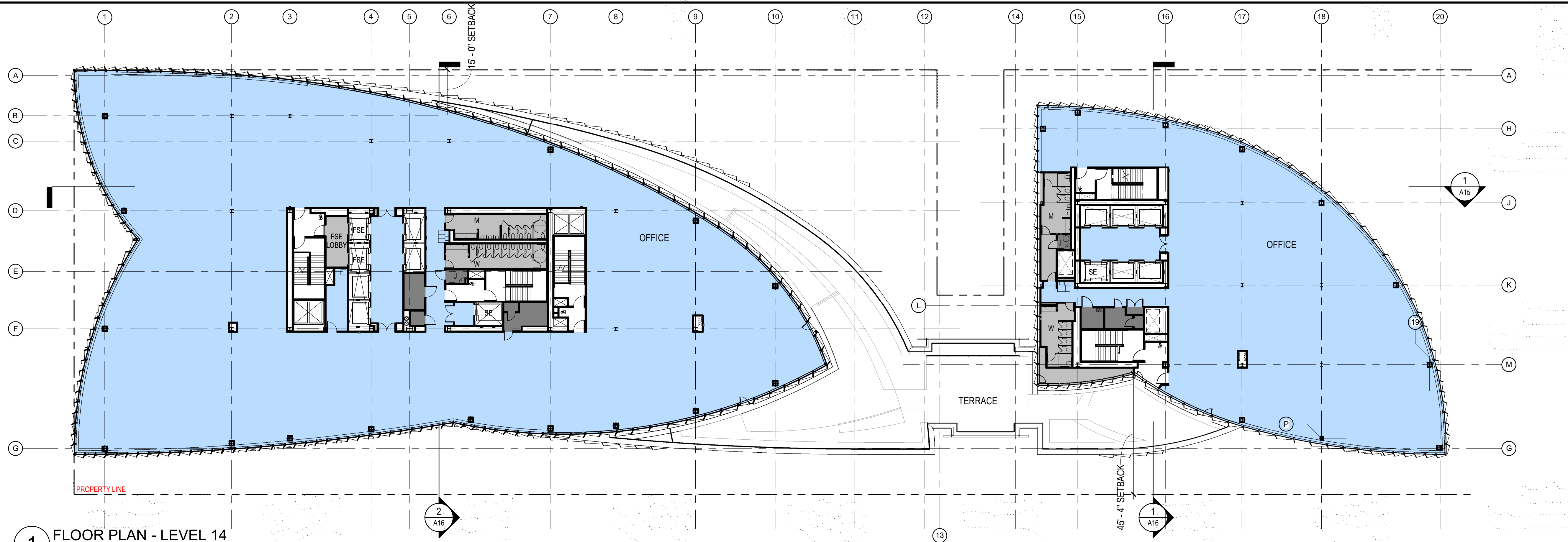
Original drawing is 34 x 22. At 11 x 17, drawing has been scaled 50%

Sheet Number

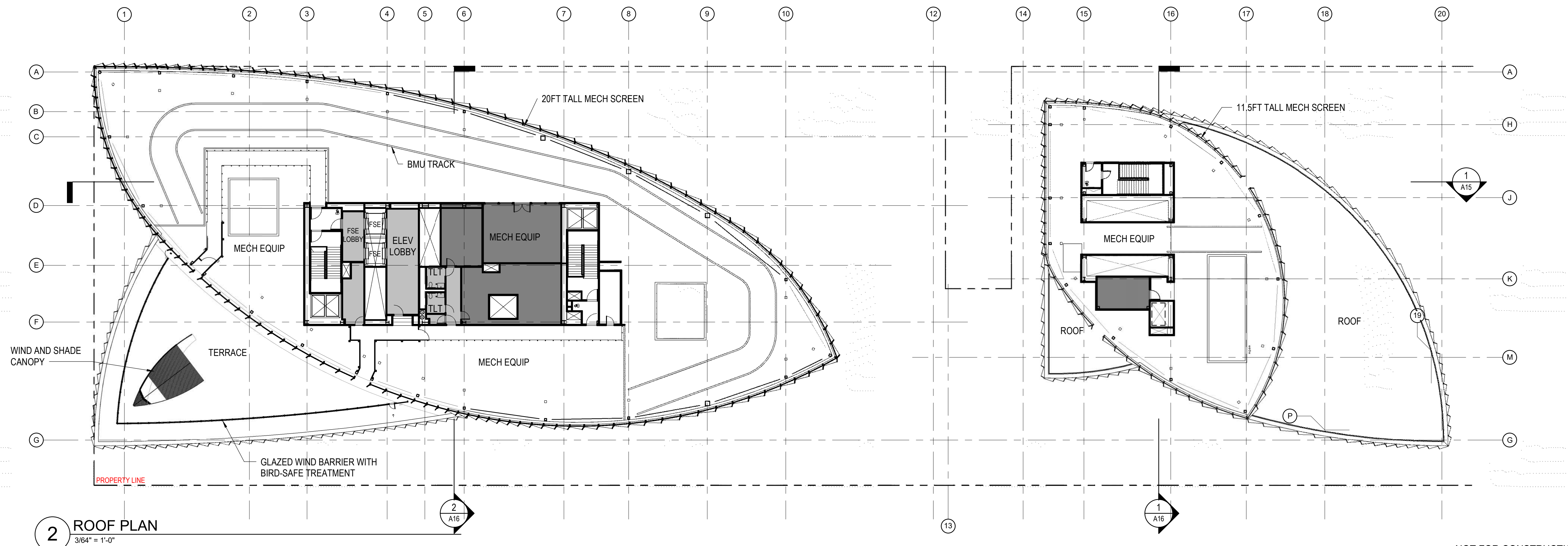
A25

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2019-11-12 11:37:39 AM



1 FLOOR PLAN - LEVEL 14
3/64" = 1'-0"



2 ROOF PLAN
3/64" = 1'-0"

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Sheet Title:

FLOOR PLANS - LEVEL 14
& ROOF

Original drawing is 34 x 22. At 11 x 17, drawing has been scaled 50%

Sheet Number

A26

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1 UPPER BUILDING SETBACKS - LEVEL 7
3/64" = 1'-0"

LEGEND

- SETBACK AREA REQUIRED
- SETBACK AREA PROVIDED
- BUILDING IN SETBACK AREA REQUIRED

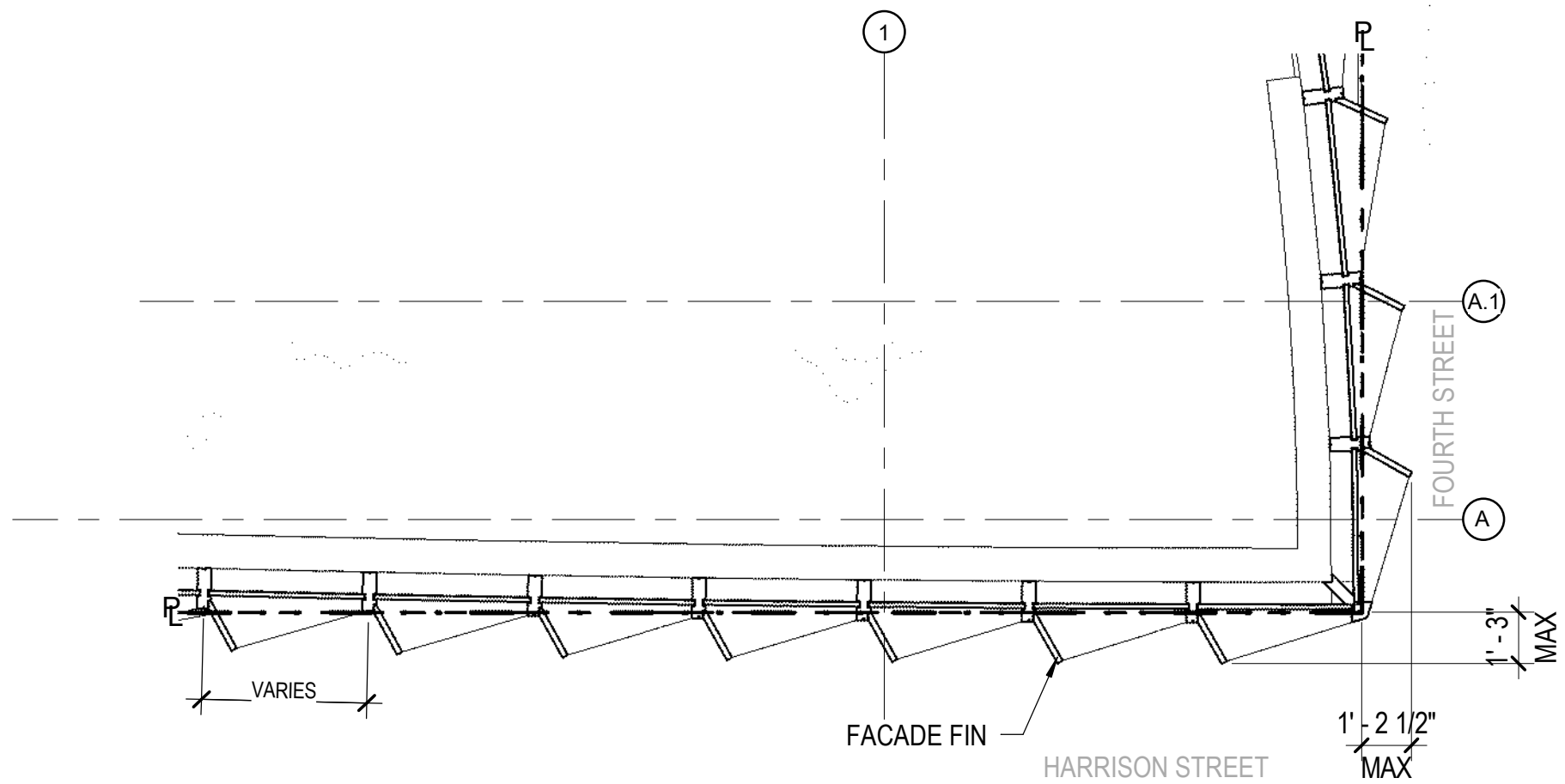
Date of First Issue:
Project No: 14_04006.00
Sheet Title:
PC SEC132.4(c)(2)(A)(i)&(ii)
SETBACKS ABOVE
PODIUM

Original drawing is 34 x 22. At 11 x 17, drawing has been scaled 50%
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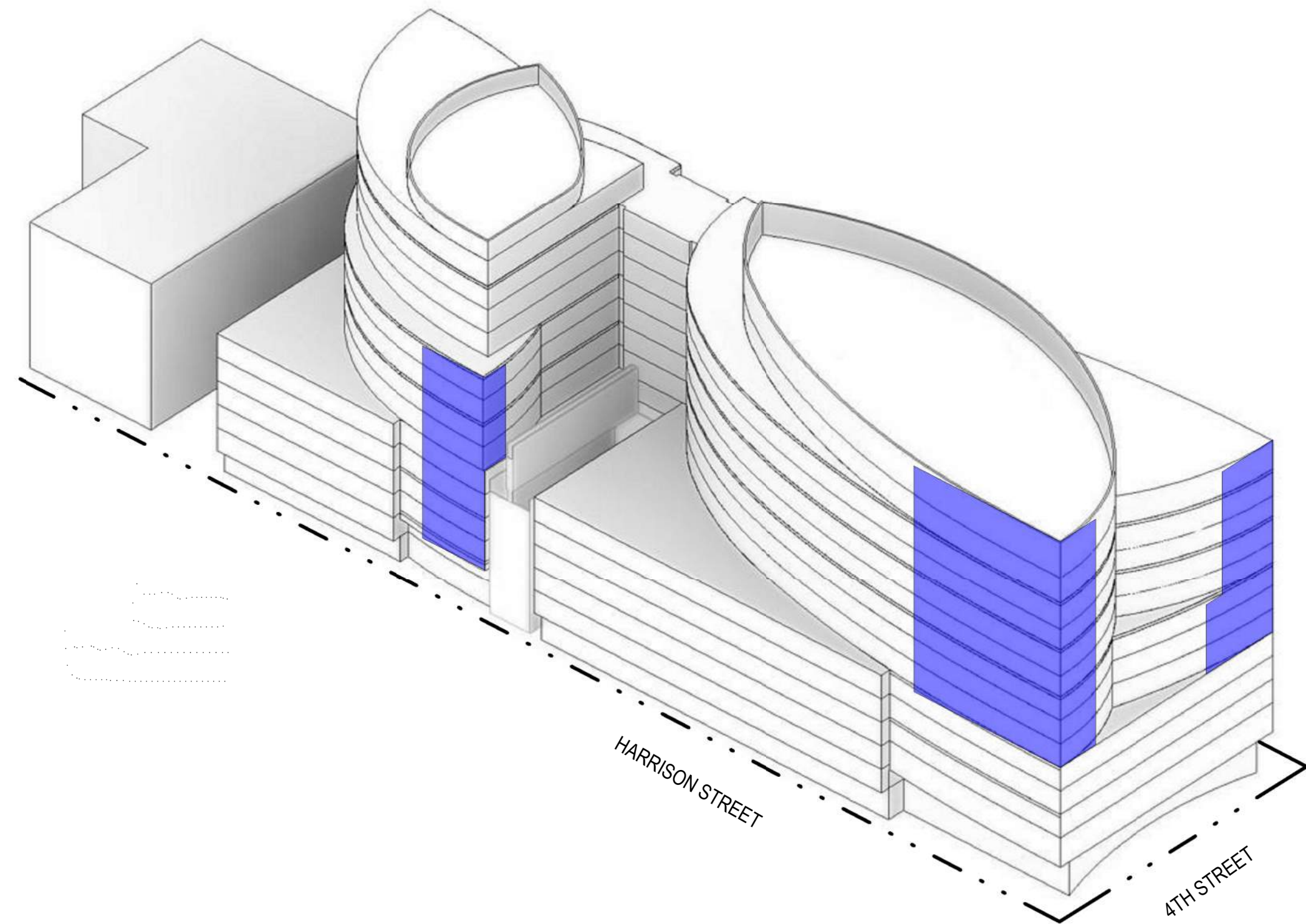
A27

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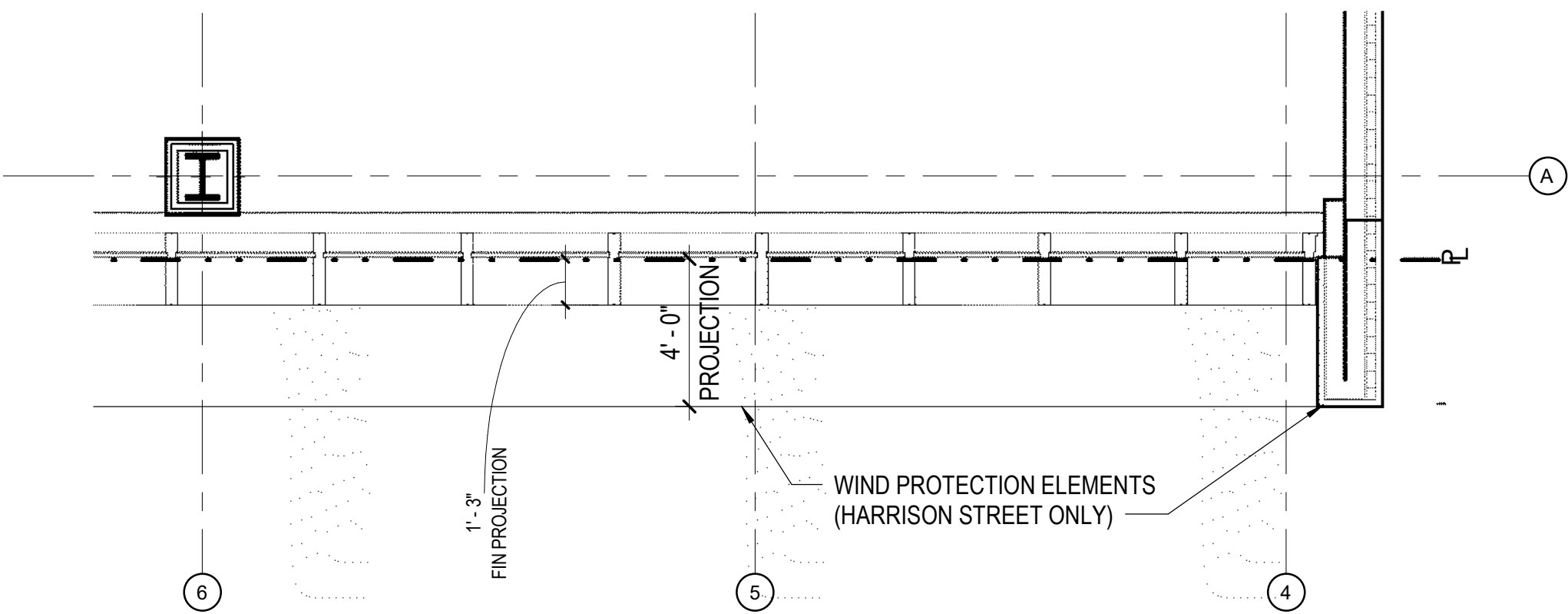
2019-11-12 9:44:45 AM



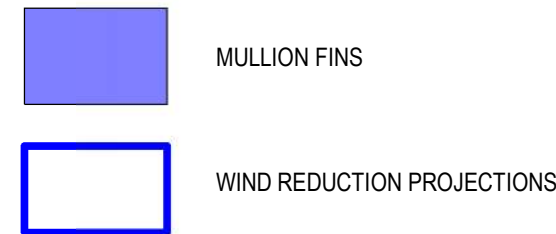
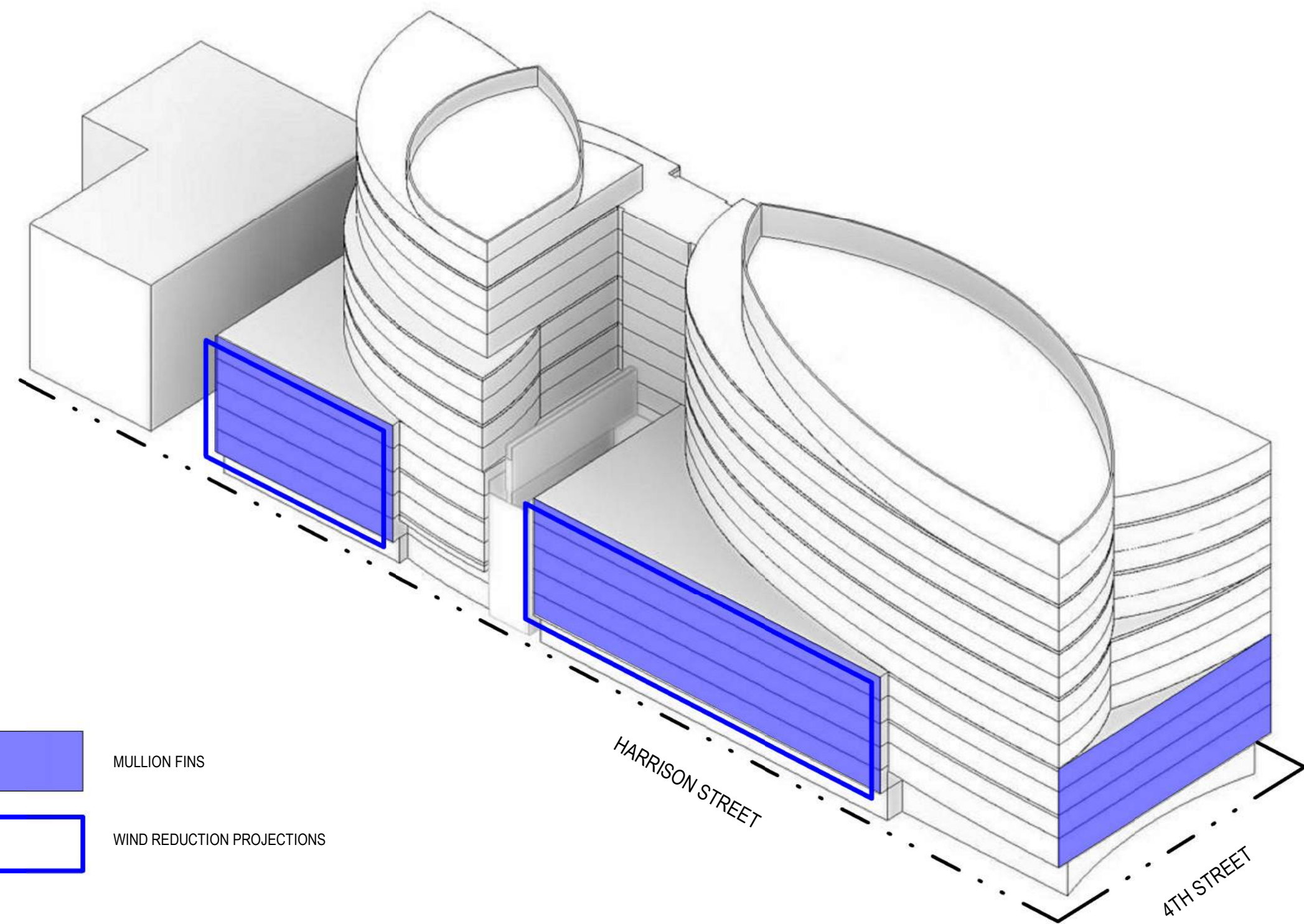
4 ENLARGED FLOOR PLAN AT UPPER BUILDING FACADE PROJECTION
1/4" = 1'-0"



3 LOCATION OF UPPER BUILDING FACADE PROJECTIONS OVER PROPERTY LINES
3/32" = 1'-0"



2 ENLARGED FLOOR PLAN - PODIUM FACADE
1/4" = 1'-0"



1 LOCATION OF PODIUM FACADE PROJECTIONS OVER PROPERTY LINE
3/32" = 1'-0"

WIND CONSULTANT RECOMMENDED SETBACKS AT GRADE AND PROJECTIONS ALONG HARRISON STREET FOR WIND DOWNWASHING PROTECTION. PROJECTIONS MUST BE OVER SIDEWALK AS MUCH AS POSSIBLE TO BE EFFECTIVE TO PEDESTRIANS ON SIDEWALK.

NOT FOR CONSTRUCTION

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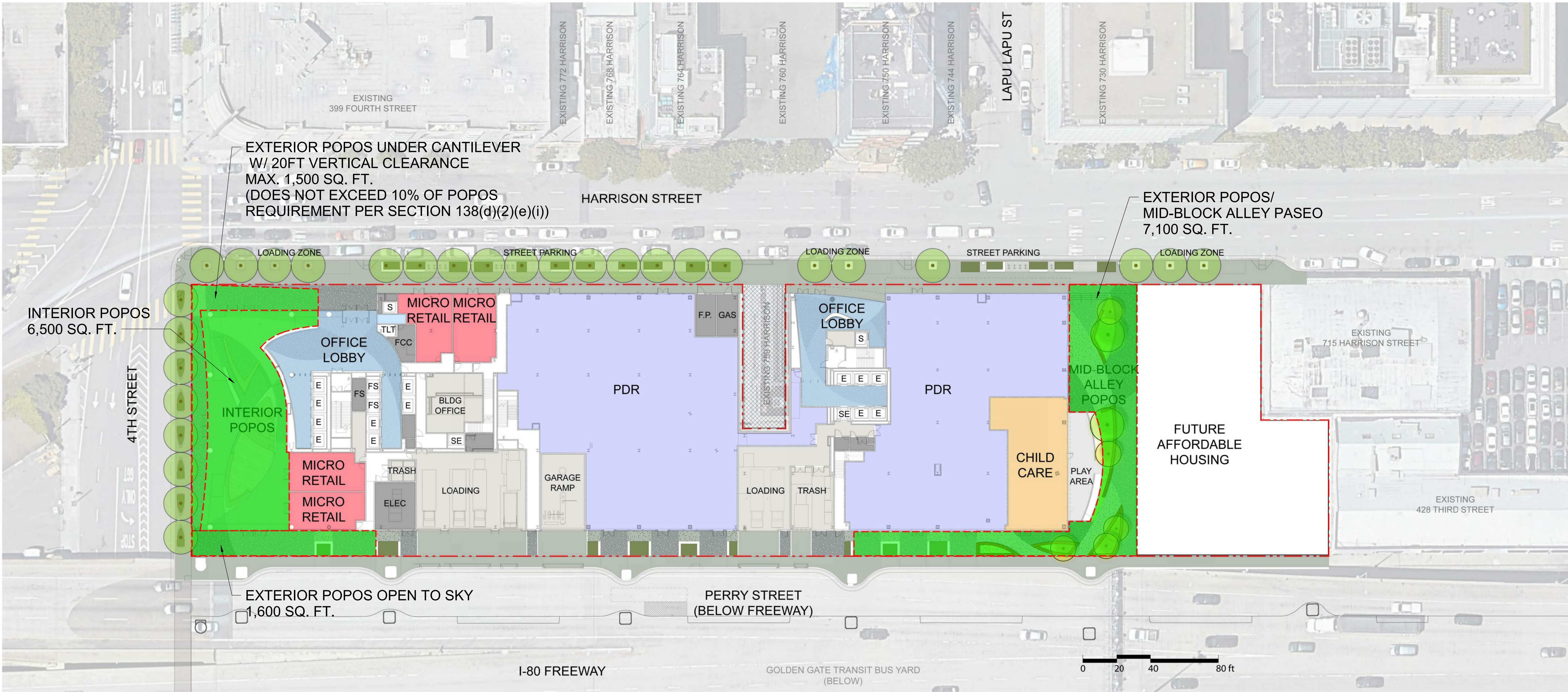
Project No: 14_04006.00

Sheet Title:

**PC SEC136
OBSTRUCTIONS OVER STREET**

Original drawing is 34 x 22. At 11 x 17, drawing has been scaled 50%

Sheet Number



1 SITE PLAN - POPOS
1/32" = 1'-0"

Paseo + Perry St (no overhang)	7,100
4 th Street (under overhang)	1,500
Perry Street (no overhang)	1,600
Total Exterior	10,200
Interior POPOS	6,500
TOTAL POPOS	16,700

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Sheet Title:
PC SEC138 P.O.P.O.S.

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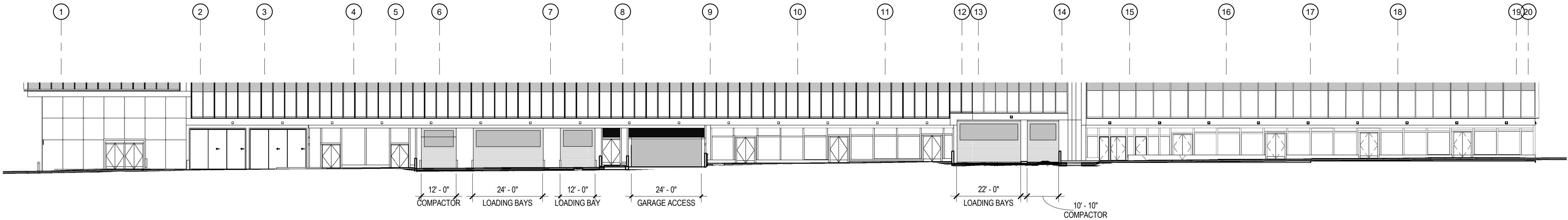
PC SEC145.1(c)(2)/155(d)
LOADING AND PARKING
OPENINGS

Original drawing is 34 x 22. At 11 x 17, drawing has been scaled 50%

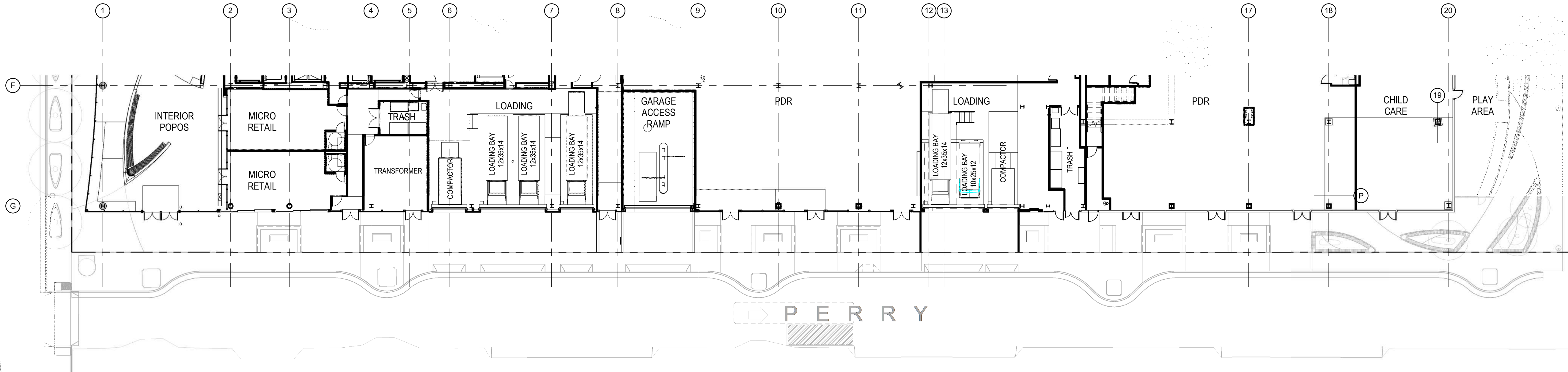
Sheet Number

A30

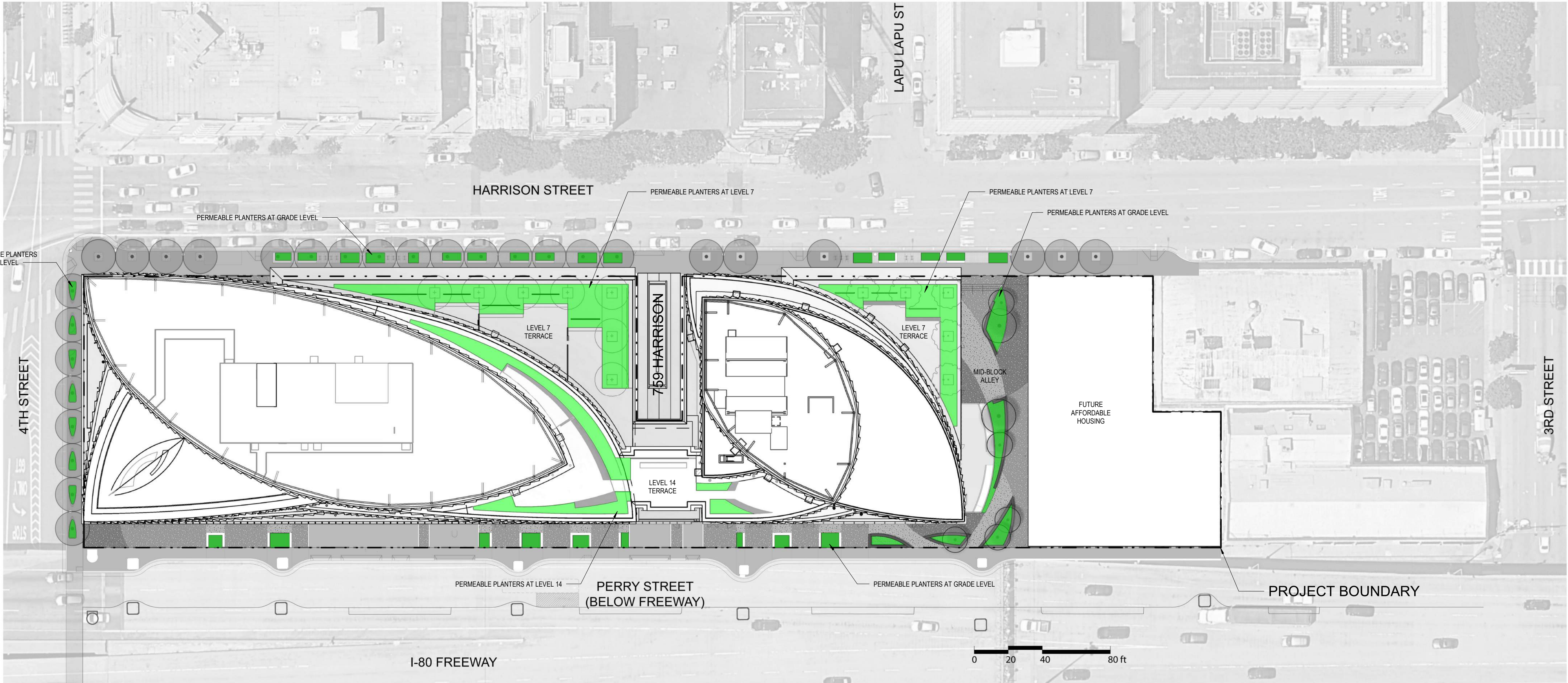
NOT FOR CONSTRUCTION



1 PERRY STREET FRONTAGE
3/64" = 1'-0"



2 PARTIAL PLAN - GROUND LEVEL
3/64" = 1'-0"



1 PERMEABLE PLANTING AREAS
1/32" = 1'-0"

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Sheet Title:

PC SEC149 PERMEABLE
PLANTING AREAS

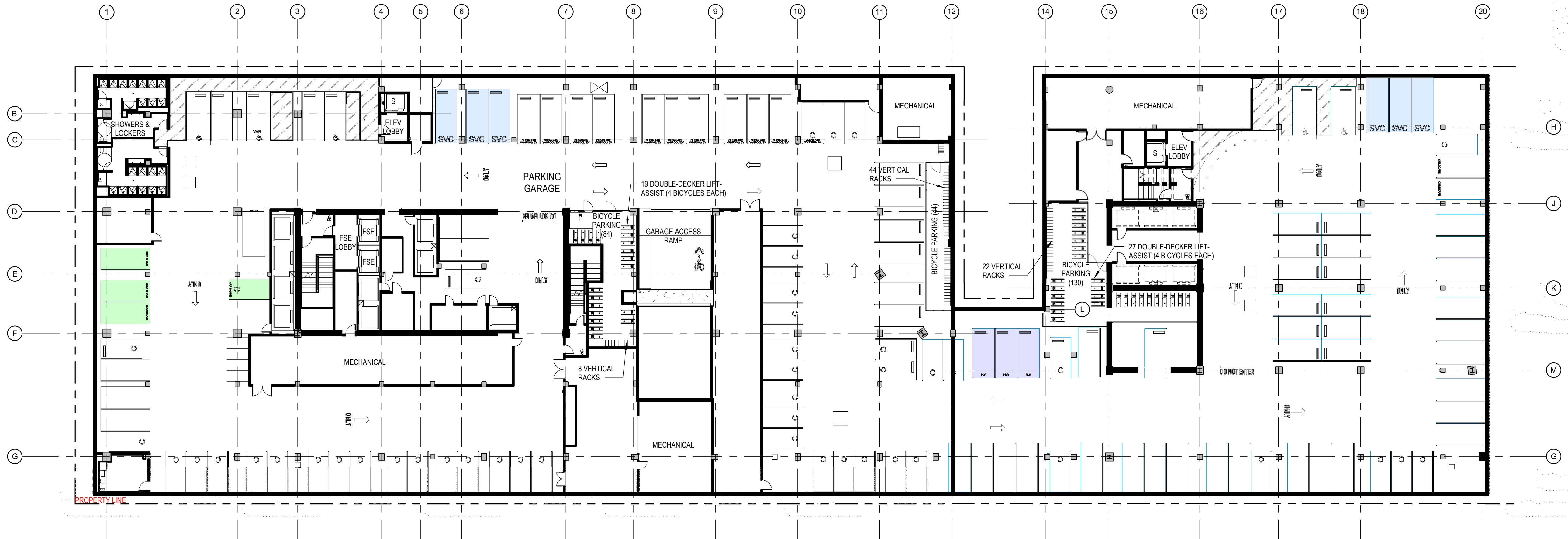
Original drawing is 34 x 22. At 11 x 17, drawing has been scaled 50%

Sheet Number

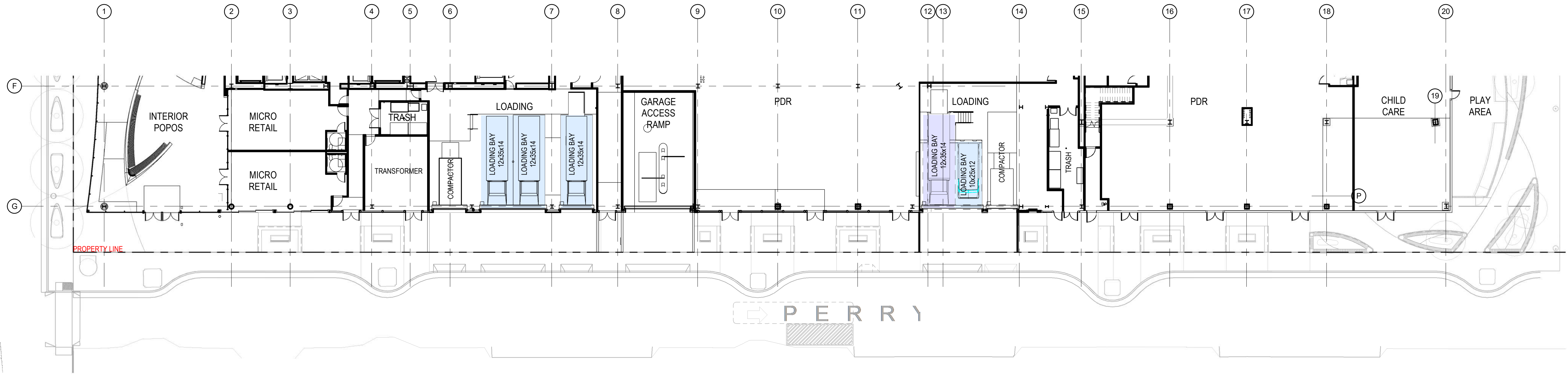
A31

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2019-11-12 9:46:26 AM



1 OFF-STREET PARKING & LOADING - BASEMENT
3/64" = 1'-0"



2 OFF-STREET PARKING & LOADING - GROUND
3/64" = 1'-0"

LEGEND

- Office Loading
- PDR
- Car Share

NOTE: LOCATIONS SHOWN FOR ALLOCATION PURPOSES ONLY

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Sheet Title:
PC SEC151/152.1/154 OFF STREET LOADING AND PARKING

Original drawing is 34 x 22. At 11 x 17, drawing has been scaled 50%

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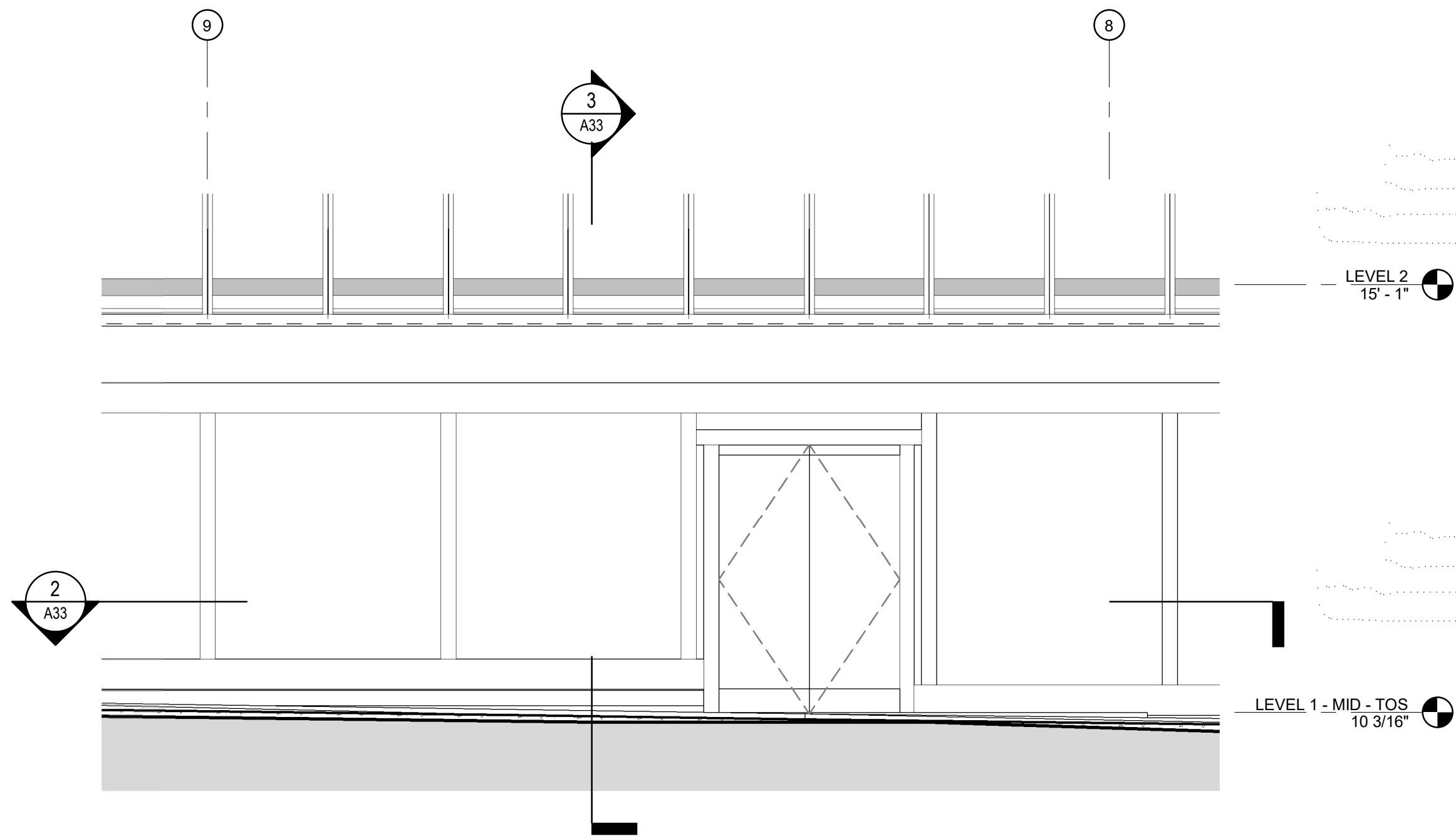
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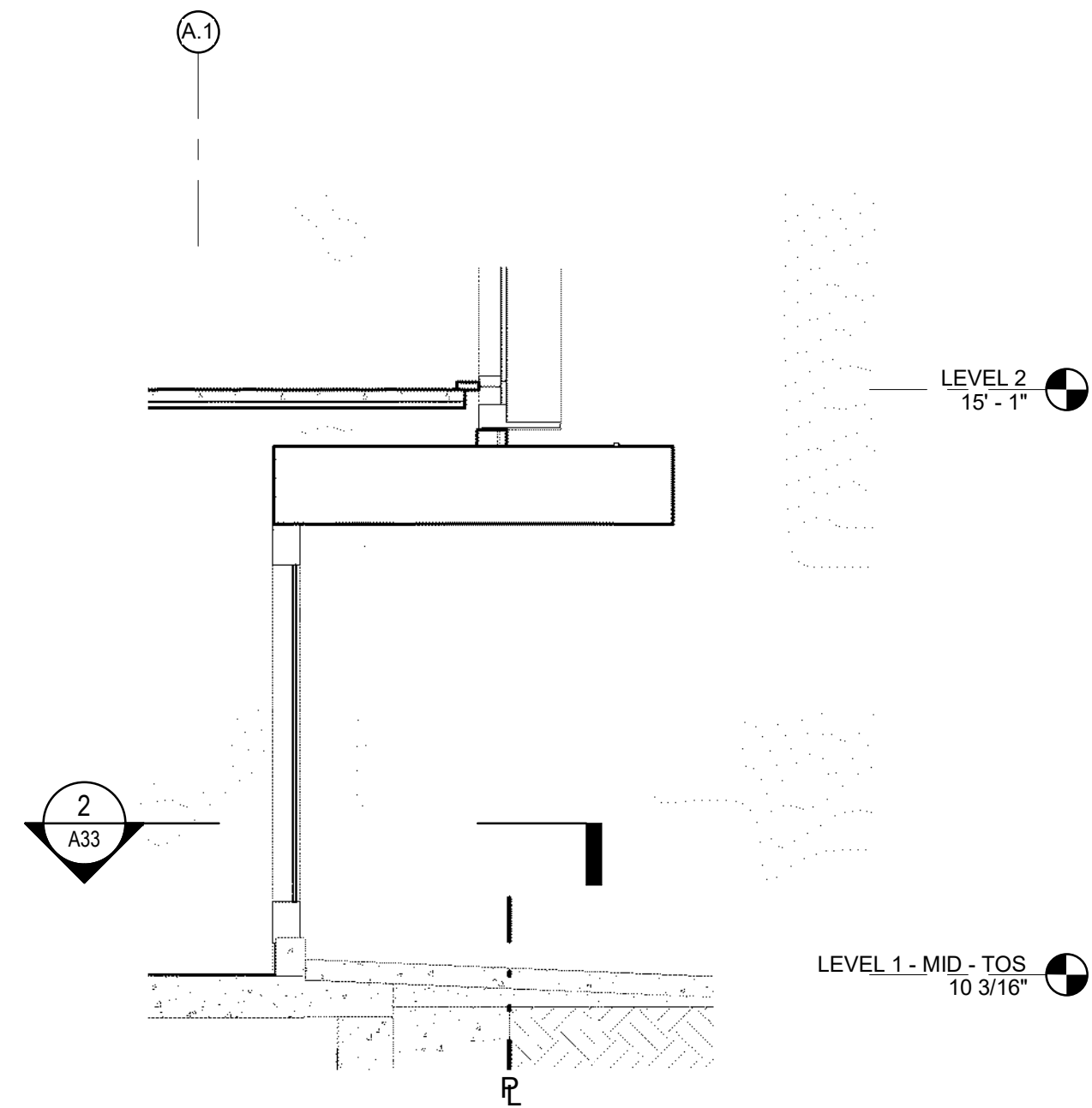


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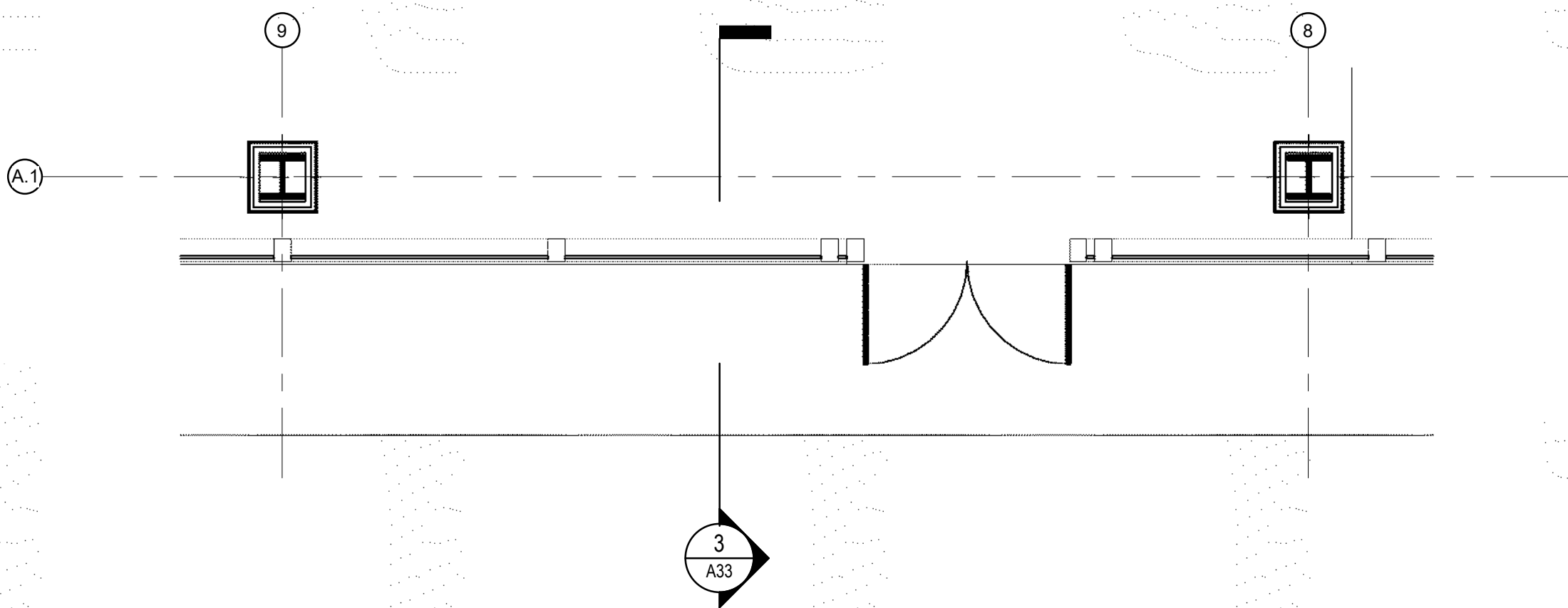
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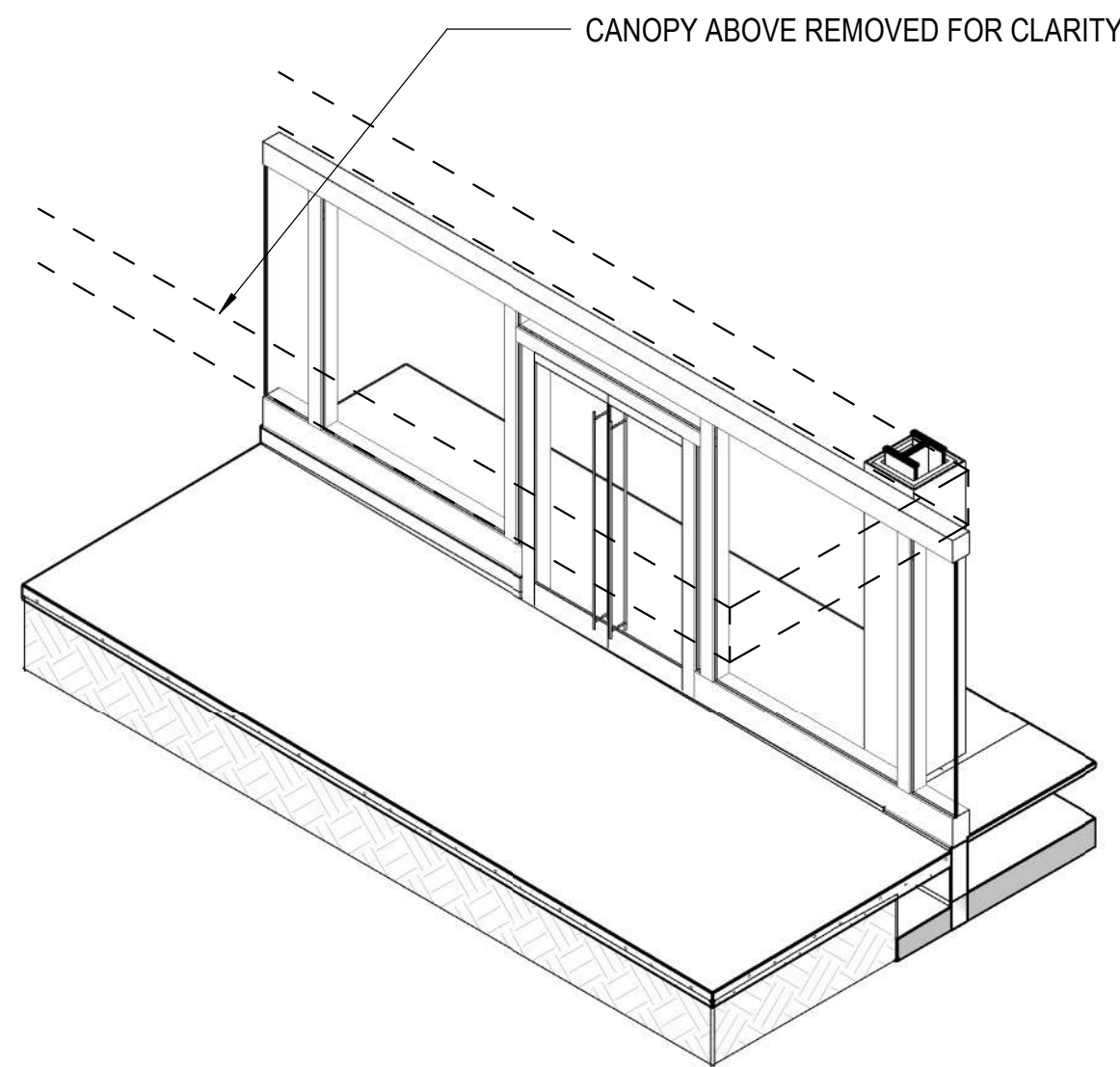
4 ENLARGED ELEVATION - TYP PDR FACADE
1/4" = 1'-0"



3 WALL SECTION - STOREFRONT
1/4" = 1'-0"



2 ENLARGED FLOOR PLAN - TYP PDR FACADE
1/4" = 1'-0"



1 3D VIEW - TYP PDR FACADE

NOTE: DRAWINGS ARE REPRESENTATIVE OF THE
TYPE OF SYSTEM THAT WILL BE USED

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Date of First Issue:

Project No: 14_04006.00

Sheet Title:
PC SEC249.78(c)(1)(F)(i)
PDR FENESTRATION

Original drawing is 34 x 22. At 11 x 17, drawing has been scaled 50%

Sheet Number

A33

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4TH & HARRISON
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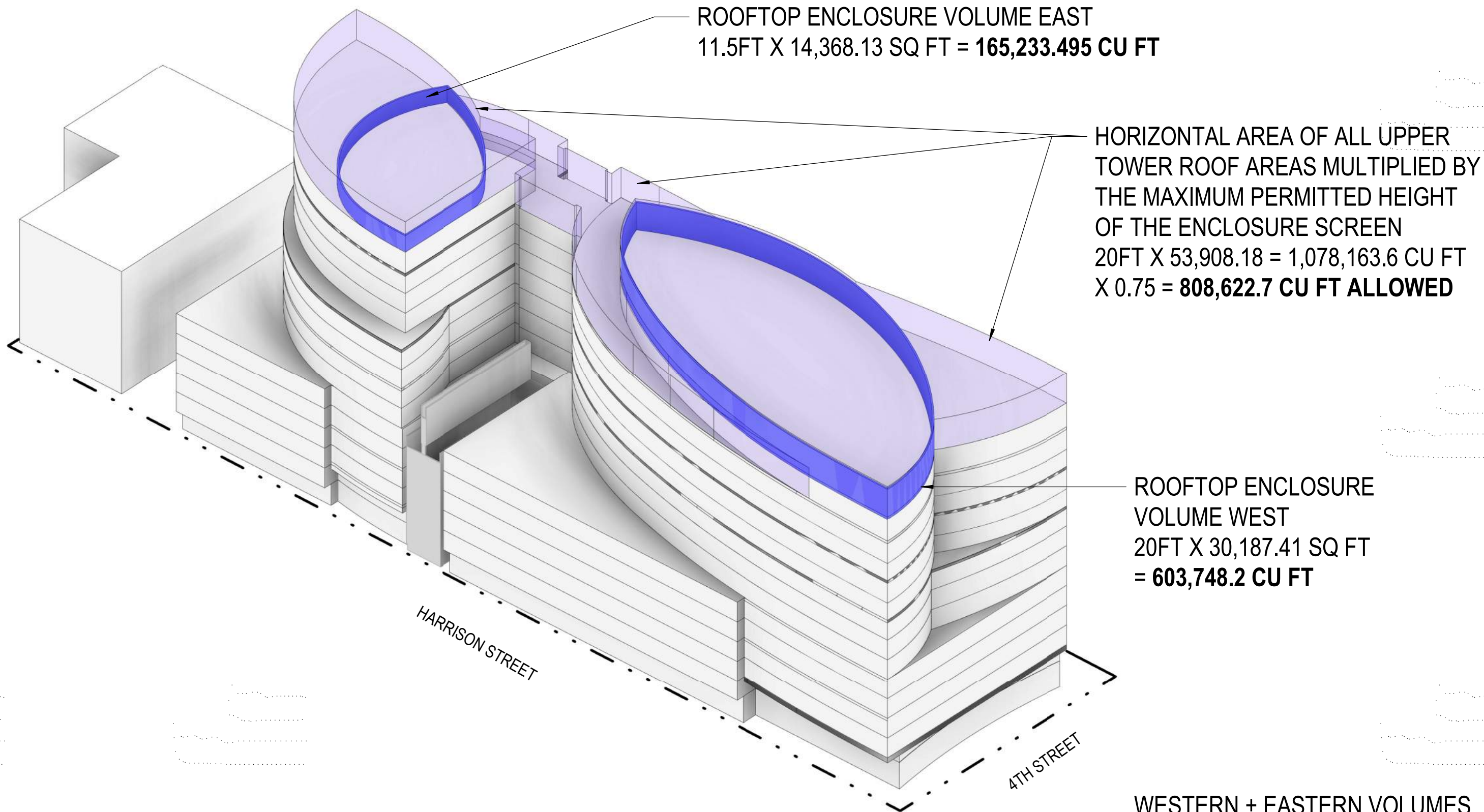
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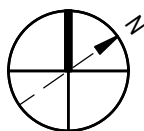
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1 ADDITIONAL ROOFTOP VOLUME DIAGRAM
1/16" = 1'-0"

WESTERN + EASTERN VOLUMES
PROPOSED = 768,981.69 CU FT
LESS THAN 808,622.7 CU FT



No.	Description	Date
1	ENTITLEMENTS	10/04/2019
2	PLANNING COMMISSION HEARING	12/12/2019

Date of First Issue:

Project No: 14_04006.00

Sheet Title:
PC SEC260(b)(1)(F)
PROJECTING ROOFTOP
MASS

Original drawing is 34 x 22. At 11 x 17, drawing has been scaled 50%

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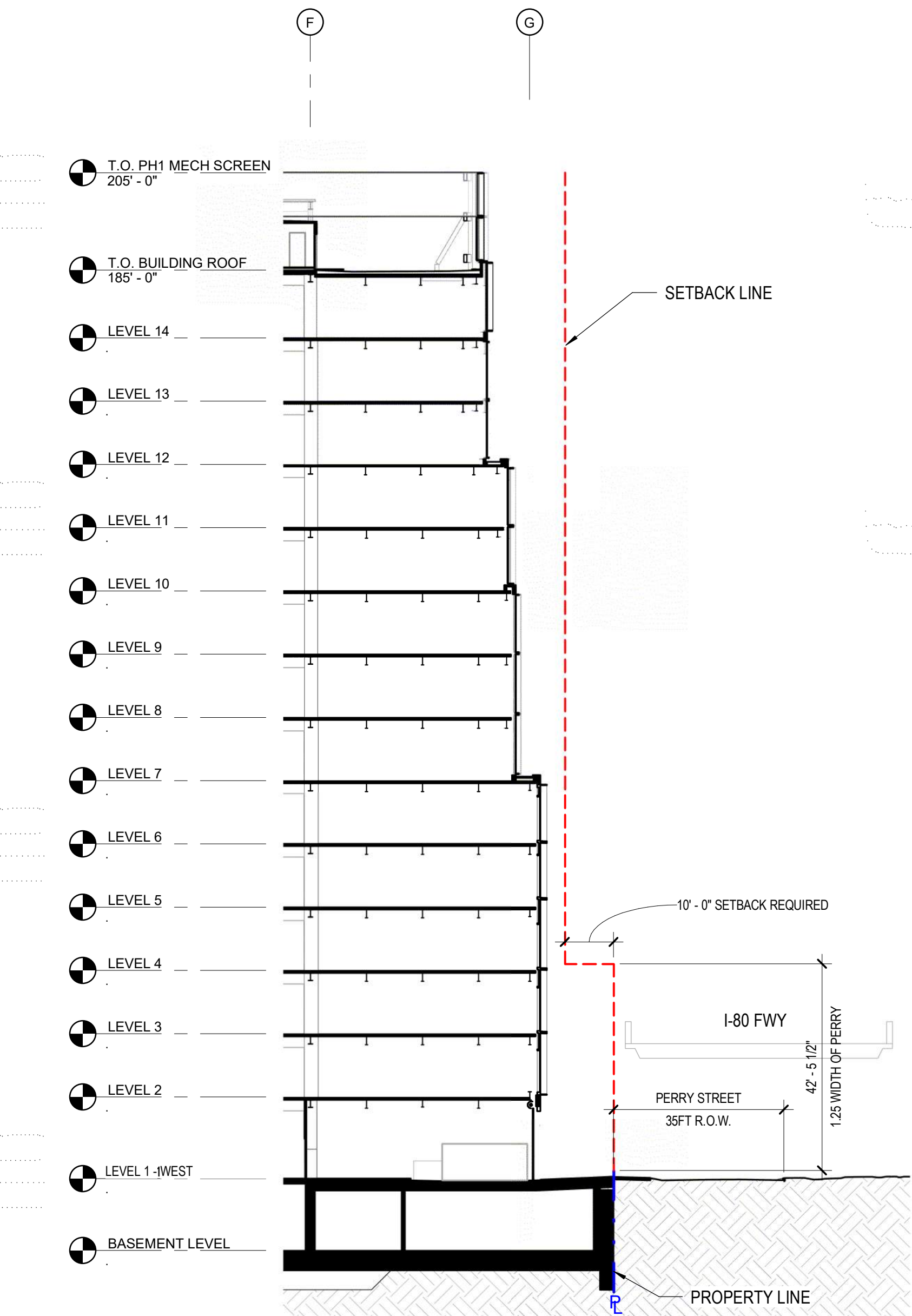
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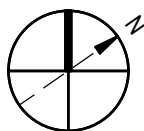
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1 CROSS SECTION - PERRY SETBACK
3/64" = 1'-0"

PERRY STREET = 35FT RIGHT OF WAY
35FT x 1.25 = **43.75FT**

PROJECT IS SETBACK 15'-1" ALONG
PERRY STREET, EXCEEDING THE
REQUIREMENT



No.	Description	Date
1	ENTITLEMENTS	10/04/2019
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Sheet Title:

PC SEC261.1(d)(1) PERRY
STREET SETBACK

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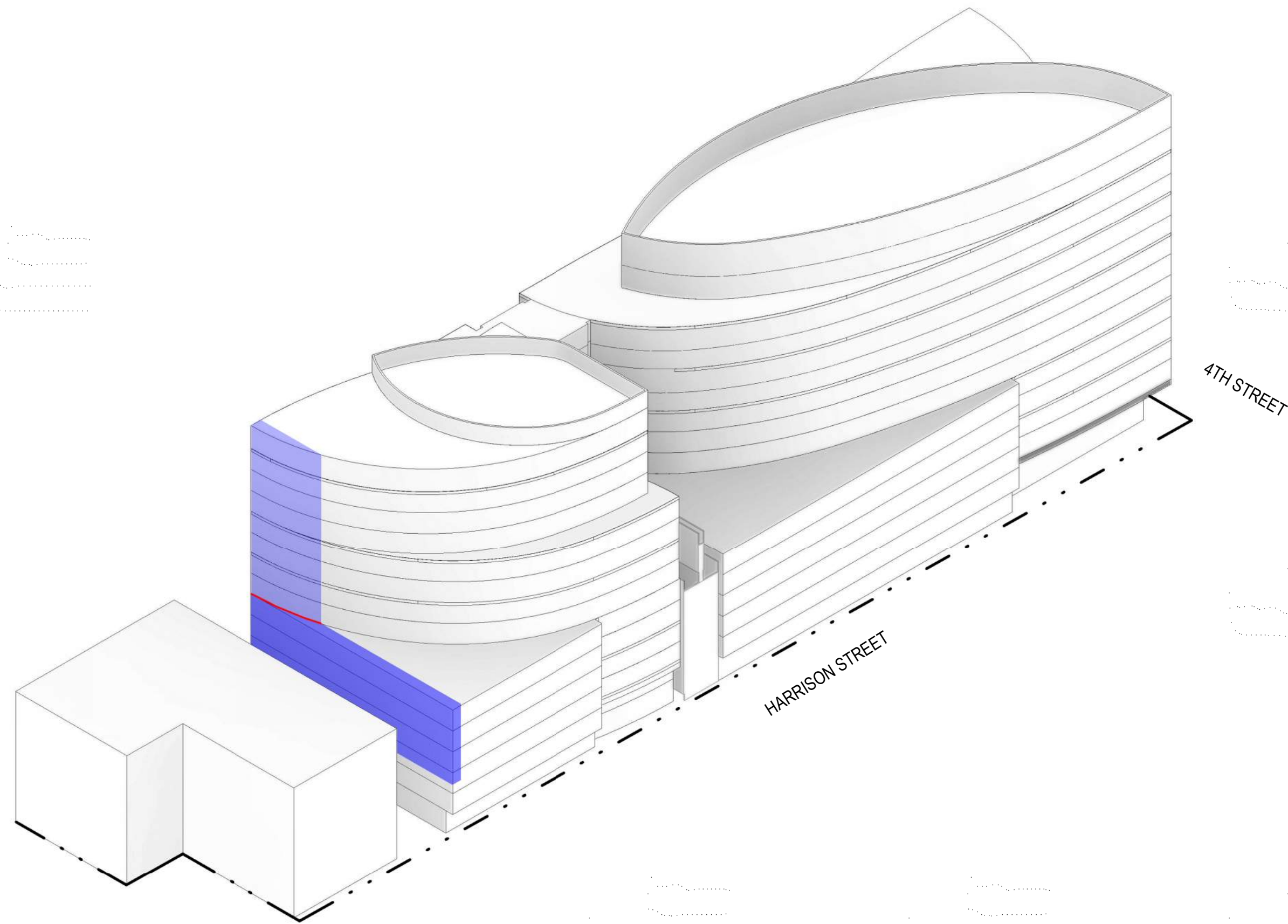
Sheet Number

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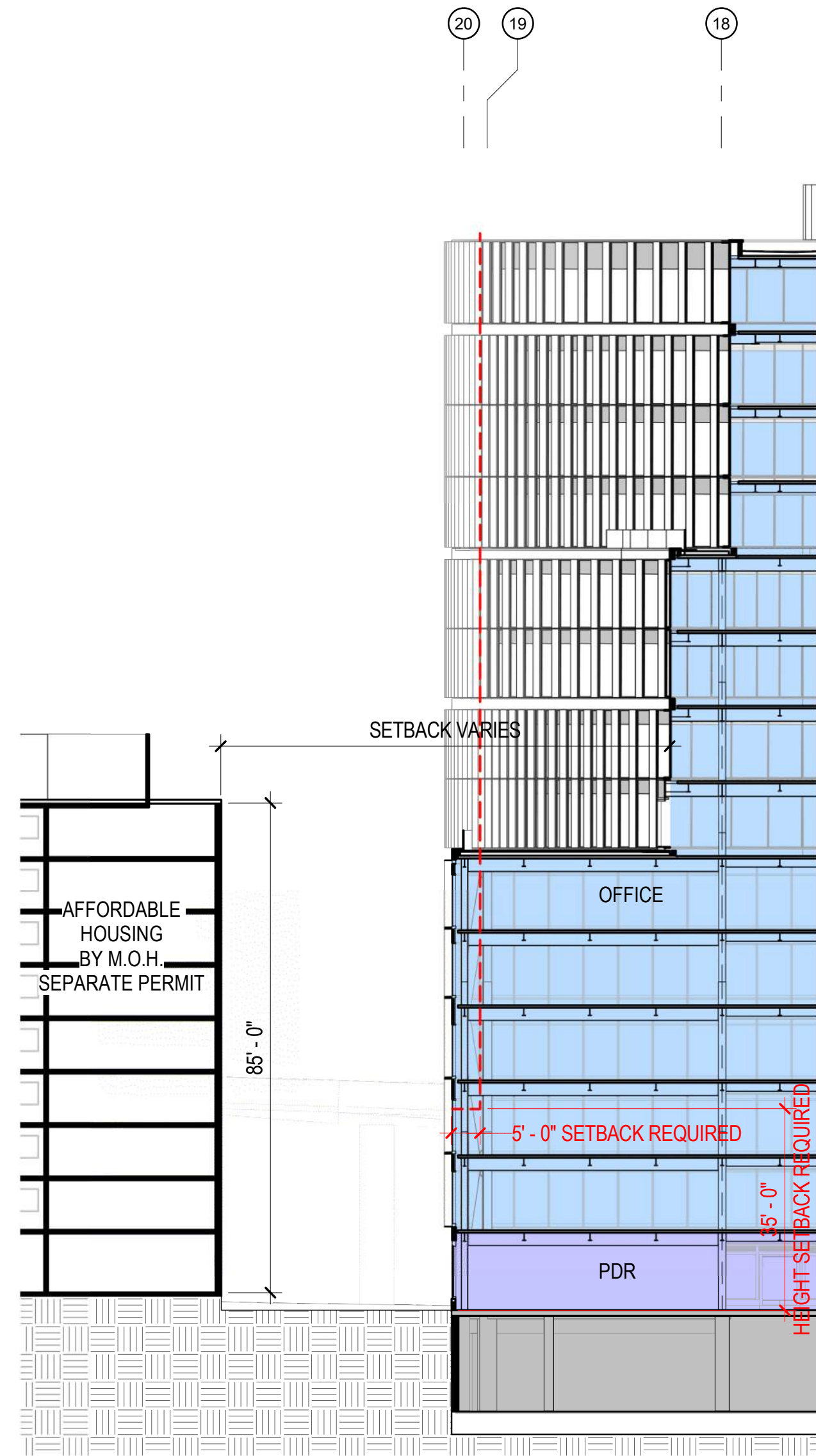
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2019-11-12 9:47:12 AM



2 LOCATION OF MID-BLOCK ALLEY SETBACK
1/16" = 1'-0"



1 MID-BLOCK ALLEY SECTION
3/64" = 1'-0"

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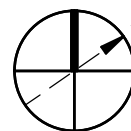
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Sheet Title:

PC SEC261.1(d)(4)(B)
MID-BLOCK ALLEY
SETBACKS

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A 3D perspective view of the building footprint. The diagram shows the existing building structure and the proposed addition. A dimension line indicates a length of 160 FT. The building is situated on a lot bounded by Harrison and 4th streets. The existing building is shown in white, and the proposed addition is shown in red. The diagram also shows the building's relationship to the surrounding streets and the proposed addition's footprint.

A 3D isometric diagram of a building footprint. The building is composed of several rectangular blocks of varying heights and widths. A large, curved, white structure is attached to the top of one of the blocks. A line points from the text "Affordable Housing (not included in calculation)" to a small black square on the top surface of the building. Two other lines point from the text "185 FT" to the top edges of the building. The building is situated on a green base. The street names "HARRISON" and "PERRY" are labeled at the bottom, and "4TH" is labeled on the right side.

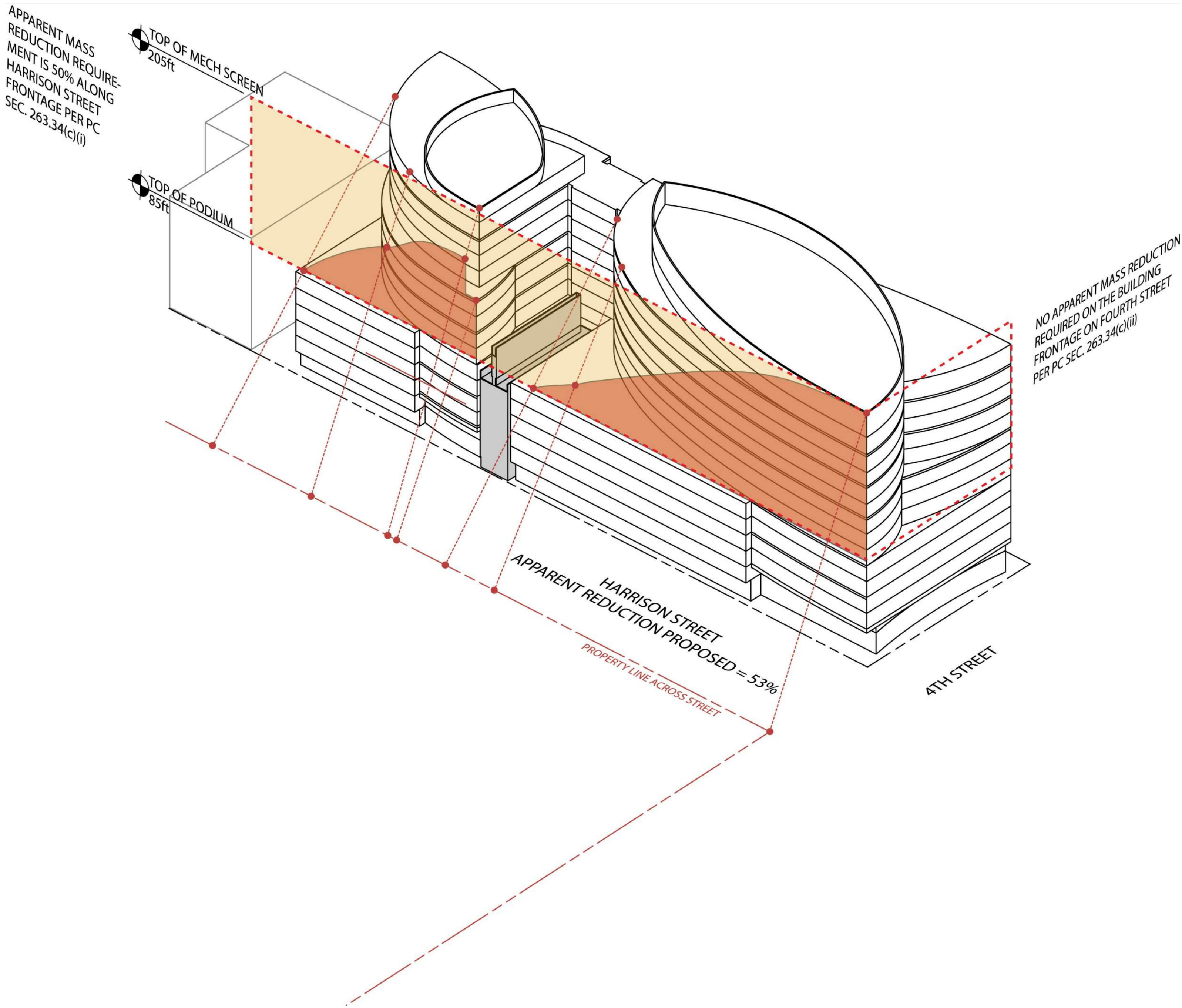
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Sheet Number

SKYPLANE CALCULATION AREA = 67,835 SQ. FT.
PROJECTED UPPER BLDG. AREA = 31,704 SQ. FT.

67,835 - 31,704 = 36,131 SQ. FT. MASS REDUCTION AREA

$$\frac{36,131 \text{ SQ. FT.}}{67,835 \text{ SQ. FT.}} = 53\% \text{ APPARENT MASS REDUCTION (SKYPLANE)}$$



NOTE: PC SEC329(e)(3)(B)(i) REDUCES REQUIRED SKYPLANE CONTROLS TO 50% ALONG HARRISON STREET AND NO-REDUCTION ALONG 4TH STREET. PERRY STREET PER PC SEC 261.1(d)(1)

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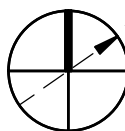
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Sheet Title:
PC SEC270(h) SKYPLANE
DIAGRAM

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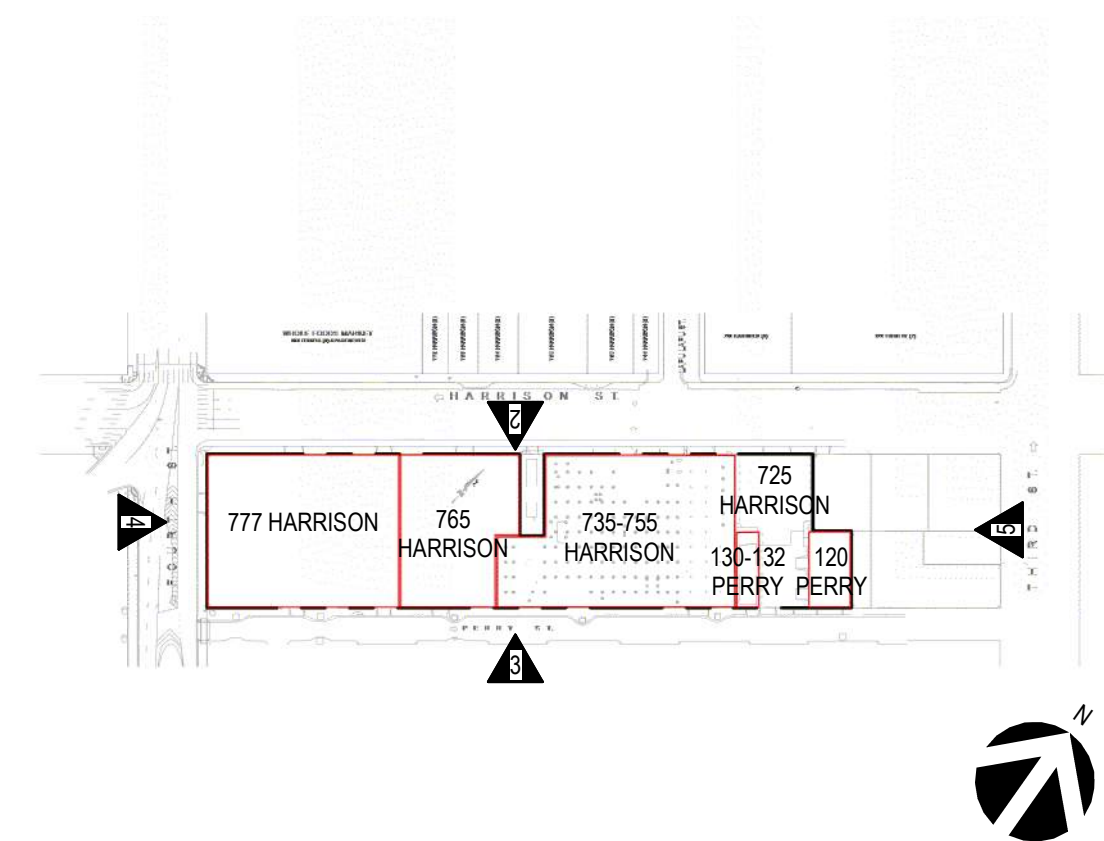
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4 EXISTING FOURTH ST. CONDITION

5 EXISTING THIRD ST. CONDITION

3 EXISTING PERRY ST. CONDITION

2 EXISTING HARRISON ST. CONDITION



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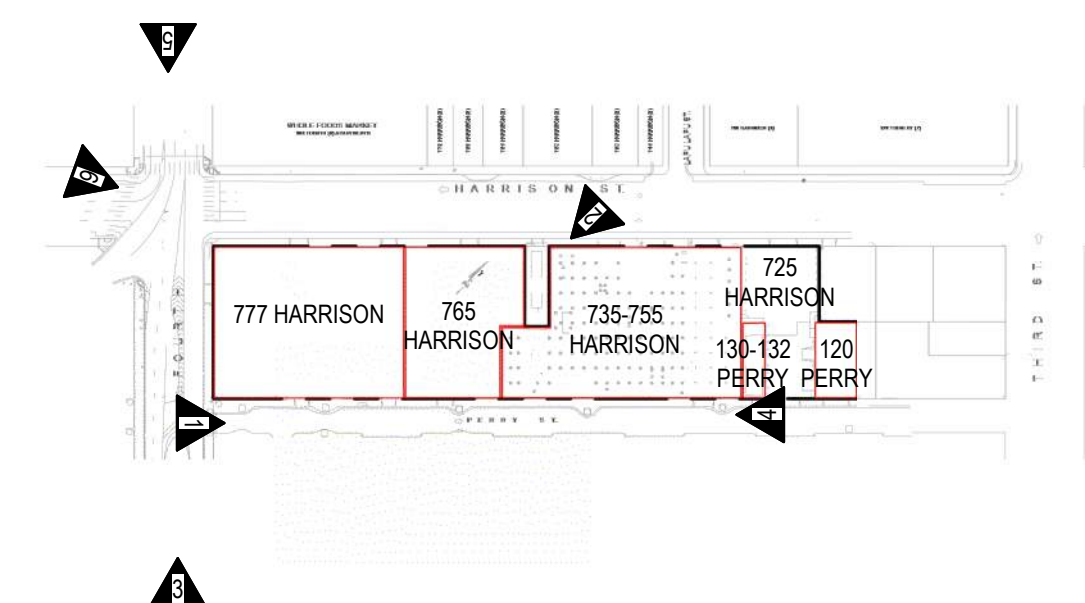
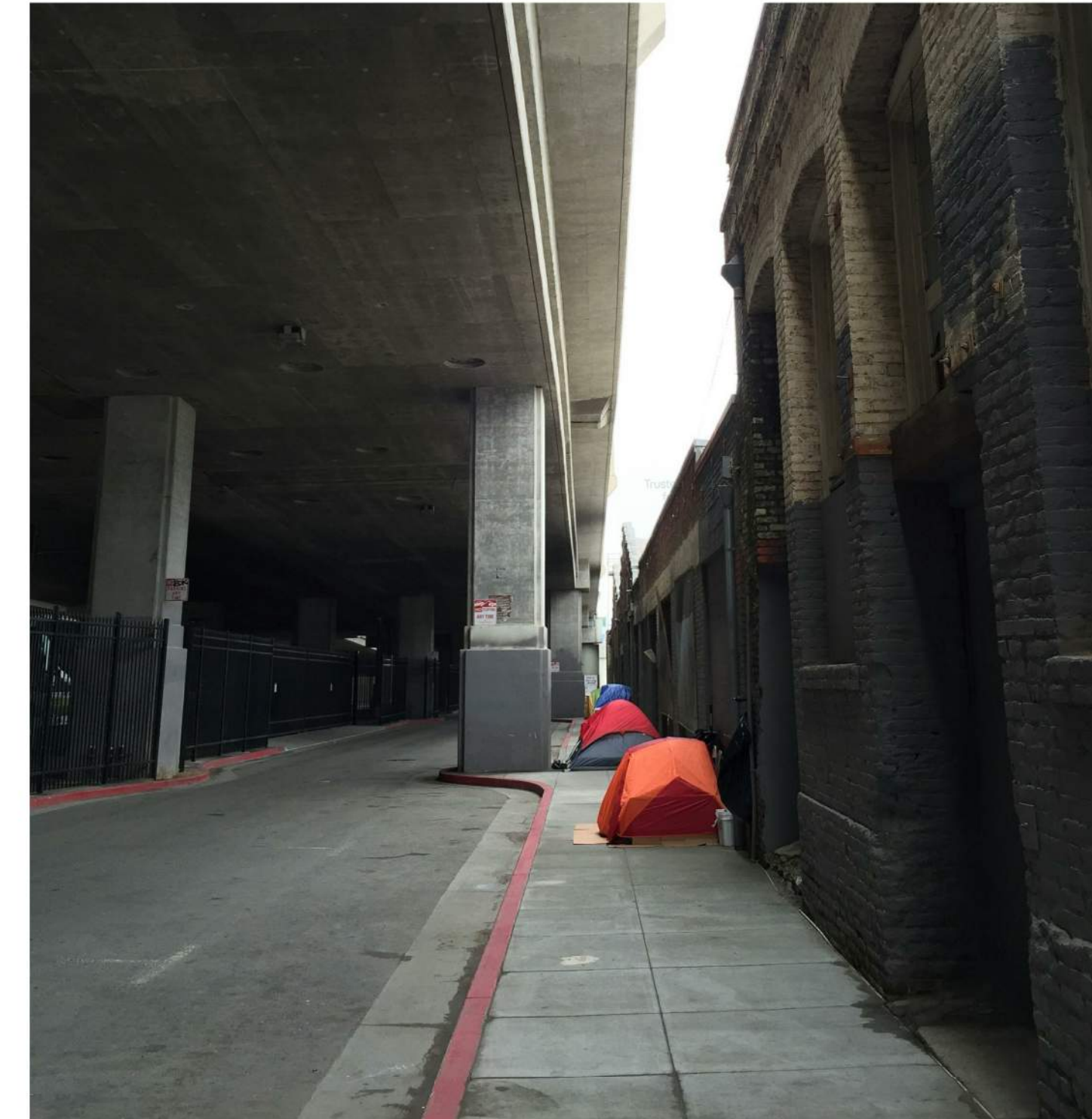
Sheet Title:
EXISTING CONDITIONS

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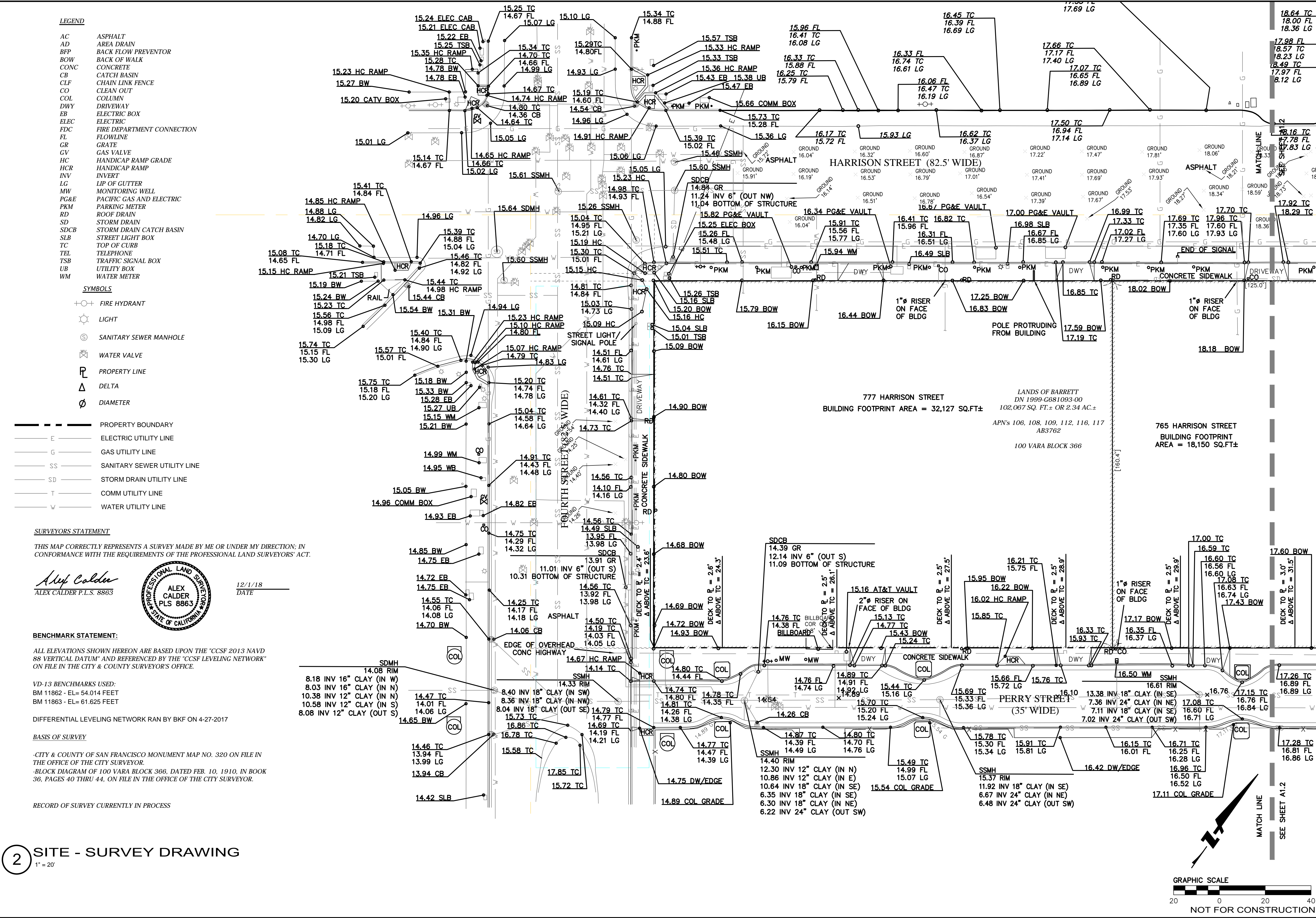
Sheet Title:
EXISTING SITE PHOTOS

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Sheet Title:
SITE SURVEY

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