



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: July 30, 2015
TO: Planning Commission
FROM: Rich Sucre, Planner/Preservation Technical Specialist
RE: 525 Harrison Street Update (Case No. 2013.0159TXZ)

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On May 28, 2015, the Planning Commission first reviewed the proposed project at 525 Harrison Street, which entailed construction of a new 17-story residential tower (approximately 173-ft tall; measuring 229,270 gsf) with 179 dwelling units, 575 gsf of ground floor retail spaces and three levels of below-grade, off-street parking with 97 parking spaces. To accommodate a tower on this site, the Project is requesting legislative amendments, including: a General Plan Amendment, which would add text to Policies 3.3 and 3.4 of the Rincon Hill Area Plan to address modification of the tower spacing and tower bulk requirements of the San Francisco Planning Code; a Planning Code Text Amendment would add criteria to Planning Code Section 270(e) to allow for exceptions to the tower bulk, upper tower sculpting, and tower spacing requirements on Block 3764; and, a Zoning Map Amendment would amend Block/Lot 3764/063 on Height and Bulk District Map No. 01 (HT01) to decrease the height limit from 65/400-R to 65/200-R. On May 28, 2015, the Planning Commission initiated the aforementioned legislative amendments, as noted in Planning Commission Resolution No. 19382.

Subsequently, the Commission conducted a design review hearing of the proposed project at 525 Harrison Street on June 18, 2015. Among other items, the Commission requested additional information on: Project History and Development; Project Site; Differences between a Code-Complying Project and the Proposed Project; Project Bulk and Massing; and, Relationship of Project Site to Adjacent Freeway. The Commission did not publish any formal comments.

On July 2, 2015, the Department published a case report and draft motion, which included the Department's recommendation of approval, in anticipation of the July 16, 2015 Hearing.

On July 16, 2015, the Commission continued the project to August 13, 2015.

Since July 16, 2015, the Project Sponsor has undertaken a redesign of the proposed project at 525 Harrison Street to address the concerns voiced by the Commission and to better align the project to the Rincon Hill Area Plan. The revised project entails construction of a new 23-story residential tower (approximately 250-ft tall; measuring 259,905 gsf) with 205 dwelling units, 575 gsf of ground floor retail spaces and three levels of below-grade, off-street parking with 103 parking spaces (See Attached Schematic Plans). The project has been redesigned with a more slender tower, a reduced tower floorplate, a more refined podium, and an increase in the number of dwelling units and overall gross square footage. The Project Sponsor is also requesting a modification to the proposed Zoning Map Amendment to decrease the height limit from 65/400-R to 65/250-R for Block 3764 Lot 063.

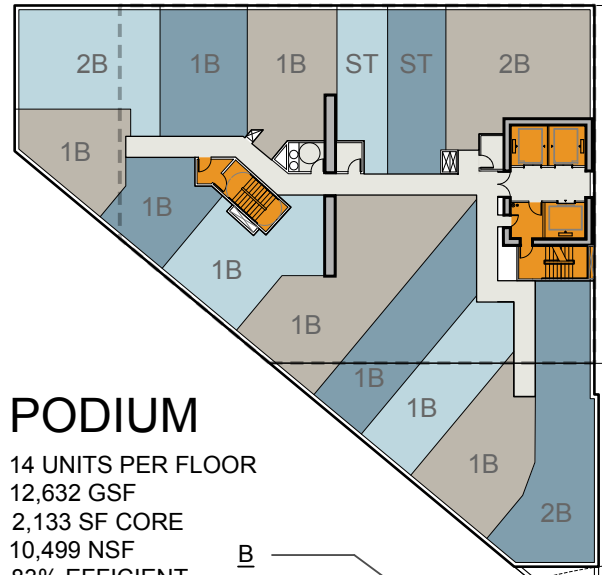
Memo

Table 1. Original & Revised Project at 525 Harrison Street

	<i>Original</i>	<i>Revised</i>
Gross Square Footage	229,270 gsf	259,905 gsf
Height	173-ft	250-ft
Dwelling Units	179	205
Parking Spaces	97	103
Tower Floorplate	10,398 gsf	9,065 gsf

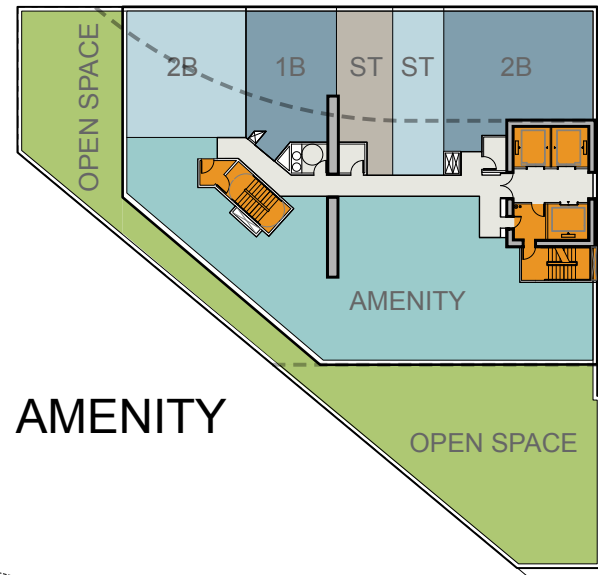
On August 13, 2015, the Project and the associated legislative amendments are scheduled for review and approval by the Planning Commission. The Department has amended the public notification for this new hearing date. Additional information on the proposed redesign, as well as a revised case report, draft motion and environmental documentation will become available on August 6, 2015. As previously noted, the Department anticipates continued support for the project.

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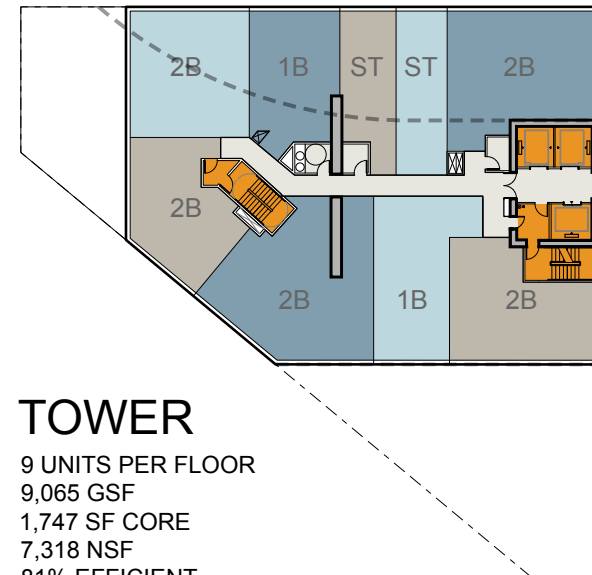


PODIUM

14 UNITS PER FLOOR
 12,632 GSF
 2,133 SF CORE
 10,499 NSF
 83% EFFICIENT

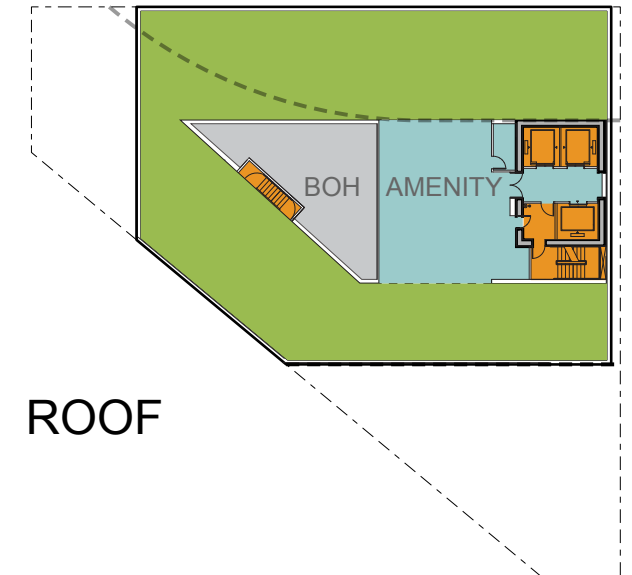


AMENITY



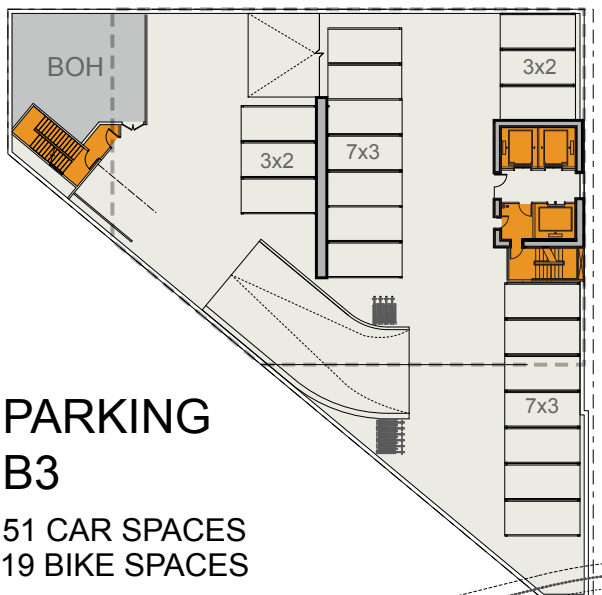
TOWER

9 UNITS PER FLOOR
 9,065 GSF
 1,747 SF CORE
 7,318 NSF
 81% EFFICIENT



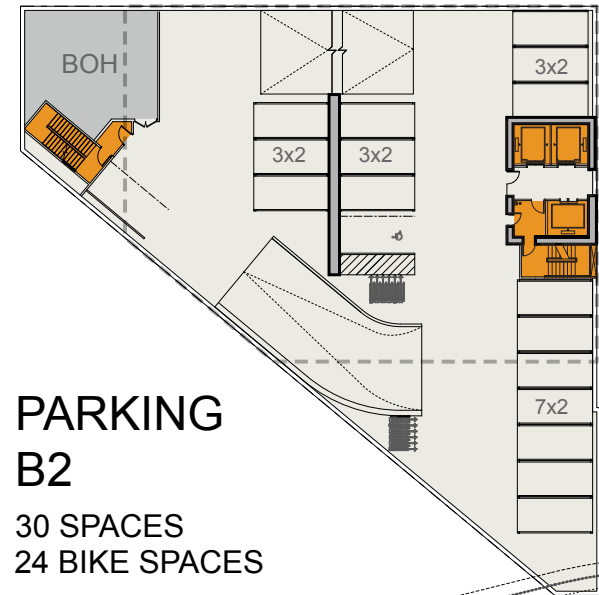
ROOF

CONTRAFLOW LOCATION BASED ON OPTION B. ASSUMES THAT RAMP CAN MOVE SOUTH BY 3' AND THAT A 6' GAP BETWEEN BUILDING AND RAMP IS ADEQUATE.



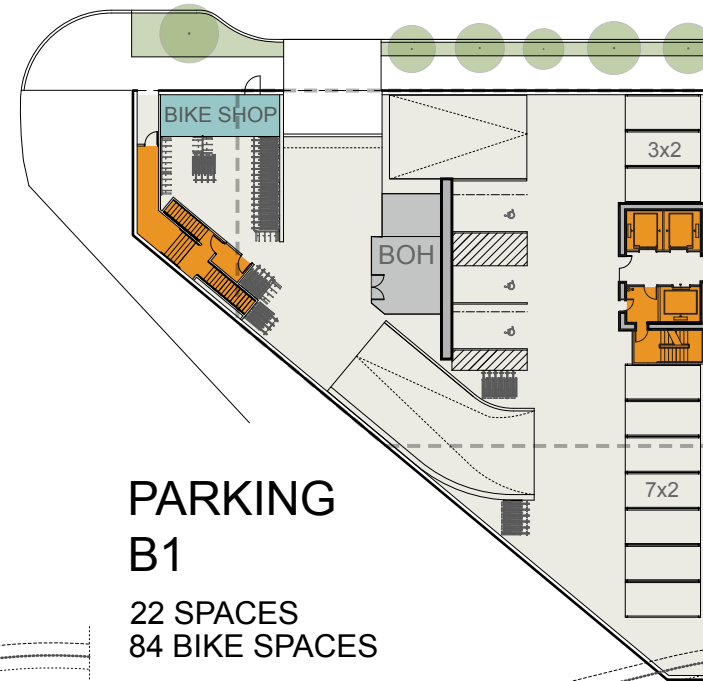
PARKING B3

51 CAR SPACES
 19 BIKE SPACES



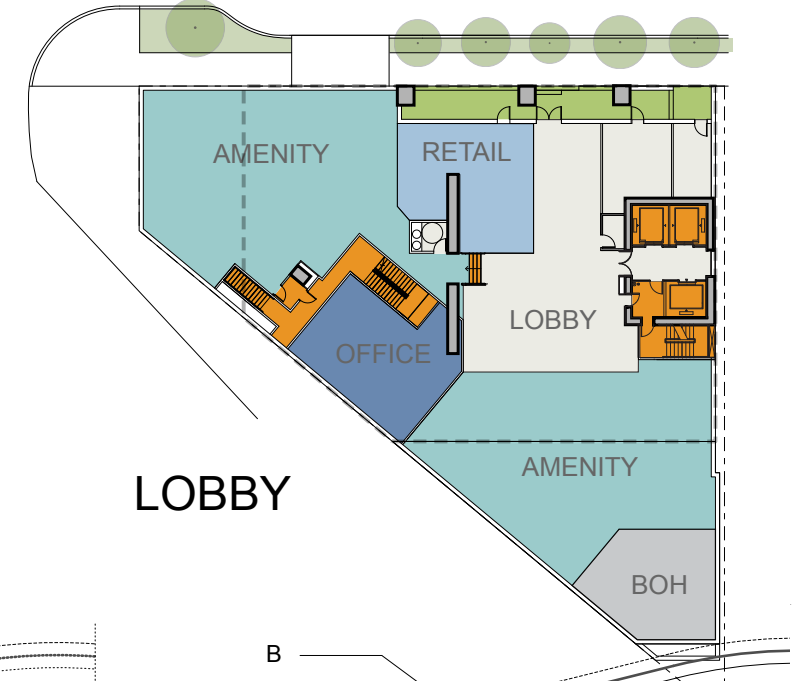
PARKING B2

30 SPACES
 24 BIKE SPACES



PARKING B1

22 SPACES
 84 BIKE SPACES

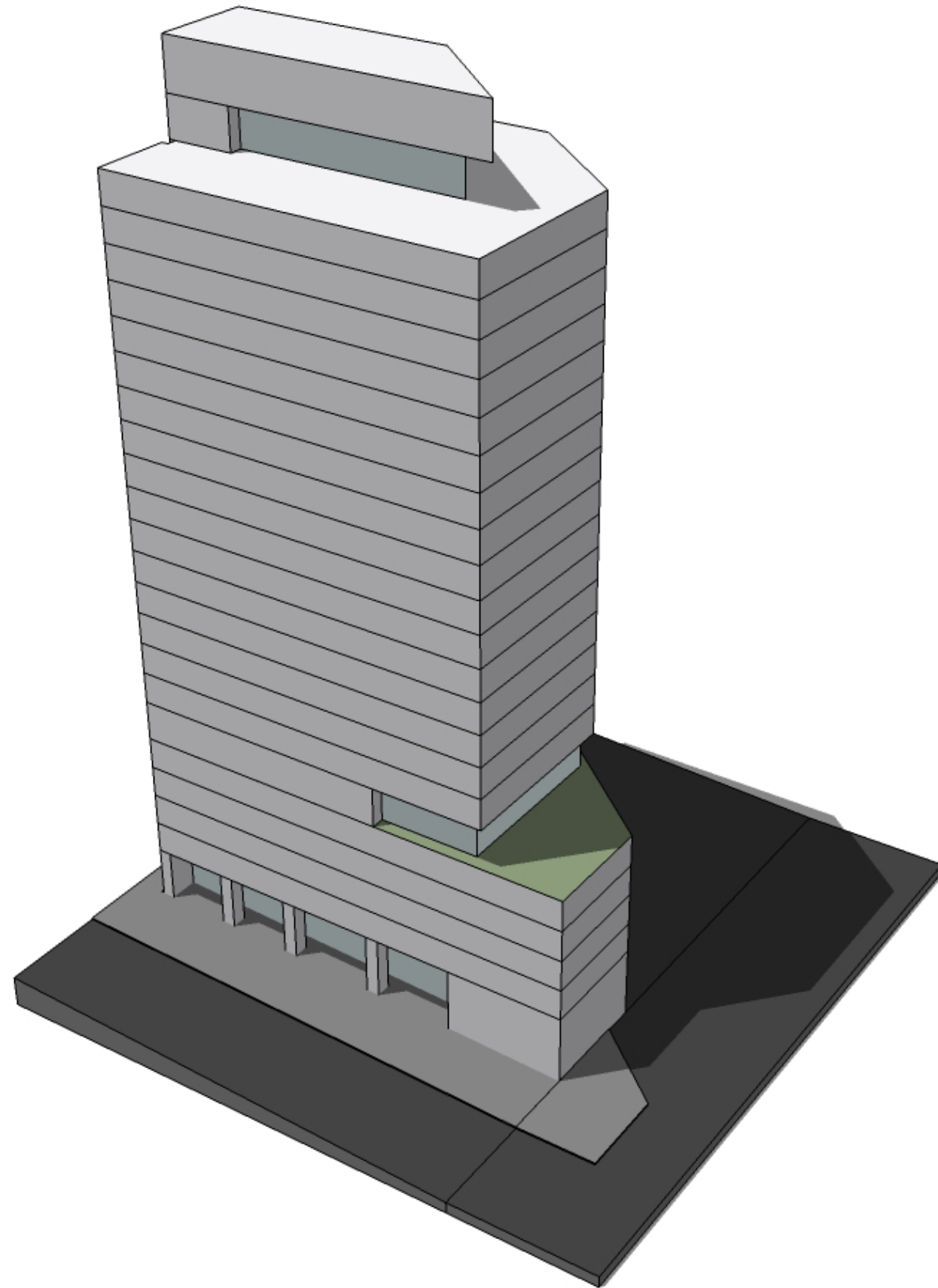


LOBBY

CONTRAFLOW RAMP ABOVE

CONTRAFLOW RAMP ABOVE

CONTRAFLOW RAMP ABOVE



A.1 525 HARRISON - 9 UNITS PER FLOOR TOWER - SIDE CORE - 9'-8" PODIUM FLOORS

HEIGHT	LEVEL		units	avg.	nsf	eff.	resid. gsf	amenity gsf	parking gsf	parking spaces	total gsf
15.00	250.00	MECH	-	-	-	-	2,459	0	0	0	2,459
11.00	239.00	ROOF	-	-	-	-	3,025	1,066	0	0	3,025
12.83	221.17	22	9	813	7,318	81%	9,065	0	0	0	9,065
10.67	210.50	21	9	813	7,318	81%	9,065	0	0	0	9,065
11.67	198.83	20	9	813	7,318	81%	9,065	0	0	0	9,065
9.67	189.17	19	9	813	7,318	81%	9,065	0	0	0	9,065
9.67	179.50	18	9	813	7,318	81%	9,065	0	0	0	9,065
9.67	169.83	17	9	813	7,318	81%	9,065	0	0	0	9,065
9.67	160.17	16	9	813	7,318	81%	9,065	0	0	0	9,065
9.67	150.50	15	9	813	7,318	81%	9,065	0	0	0	9,065
9.67	140.83	14	9	813	7,318	81%	9,065	0	0	0	9,065
9.67	131.17	13	9	813	7,318	81%	9,065	0	0	0	9,065
9.67	121.50	12	9	813	7,318	81%	9,065	0	0	0	9,065
9.67	111.83	11	9	813	7,318	81%	9,065	0	0	0	9,065
9.67	102.17	10	9	813	7,318	81%	9,065	0	0	0	9,065
9.67	92.50	9	9	813	7,318	81%	9,065	0	0	0	9,065
9.67	82.83	8	9	813	7,318	81%	9,065	0	0	0	9,065
9.67	73.17	7	9	800	7,203	80%	8,950	0	0	0	8,950
12.67	60.50	6	5	681	3,407	38%	8,950	3,796	0	0	8,950
12.67	47.83	5	14	750	10,499	83%	12,632	0	0	0	12,632
9.67	38.17	4	14	750	10,499	83%	12,632	0	0	0	12,632
9.67	28.50	3	14	750	10,499	83%	12,632	0	0	0	12,632
9.67	18.83	2	14	750	10,499	83%	12,632	0	0	0	12,632
15	3.83	1	-	-	-	-	11,540	7,649	0	0	11,990
		B1	-	-	-	-	2,172	-	10,504	22	12,676
		B2	-	-	-	-	2,038	-	10,638	30	12,676
		B3	-	-	-	-	2,038	-	10,638	51	12,676
			205	792	162,376	71.3%	227,675	12,511	31,780	103	259,905
			units	avg.unit	nsf	eff.	resid. gsf	amenity gsf	parking gsf	parking spaces	total gsf

OPEN SPACE CALCULATION

STREETSCAPE IMPROVEMENTS	2,280 SF
GROUND FLOOR ARCADE	617 SF
LEVEL 7 PODIUM DECK	2,372 SF
NEW PODIUM AT LEVEL 7	1,499 SF
ROOFTOP PODIUM	6,318 SF
TOTAL	13,086 SF
REQUIRED FROM BALCONIES	2,289 SF
REQUIRED NUMBER OF BALCONIES	31

15,375 SF OPEN SPACE REQUIRED

UNIT SUMMARY

STUDIO	20%	42
1 BEDROOM	34%	69
2 BEDROOM	46%	94
TOTAL		205

BIKE SUMMARY

B1	19
B2	24
B3	84
TOTAL	127
REQUIRED NUMBER OF BIKES	127

1 RESIDENTIAL LEVEL @
10'-0" FLOOR TO FLOOR

5'-0" ROOF BUILD-UP

1 RESIDENTIAL LEVEL @
12'-10" FLOOR TO FLOOR

1 RESIDENTIAL LEVEL @
10'-8" FLOOR TO FLOOR

1 RESIDENTIAL LEVEL @
11'-8" FLOOR TO FLOOR



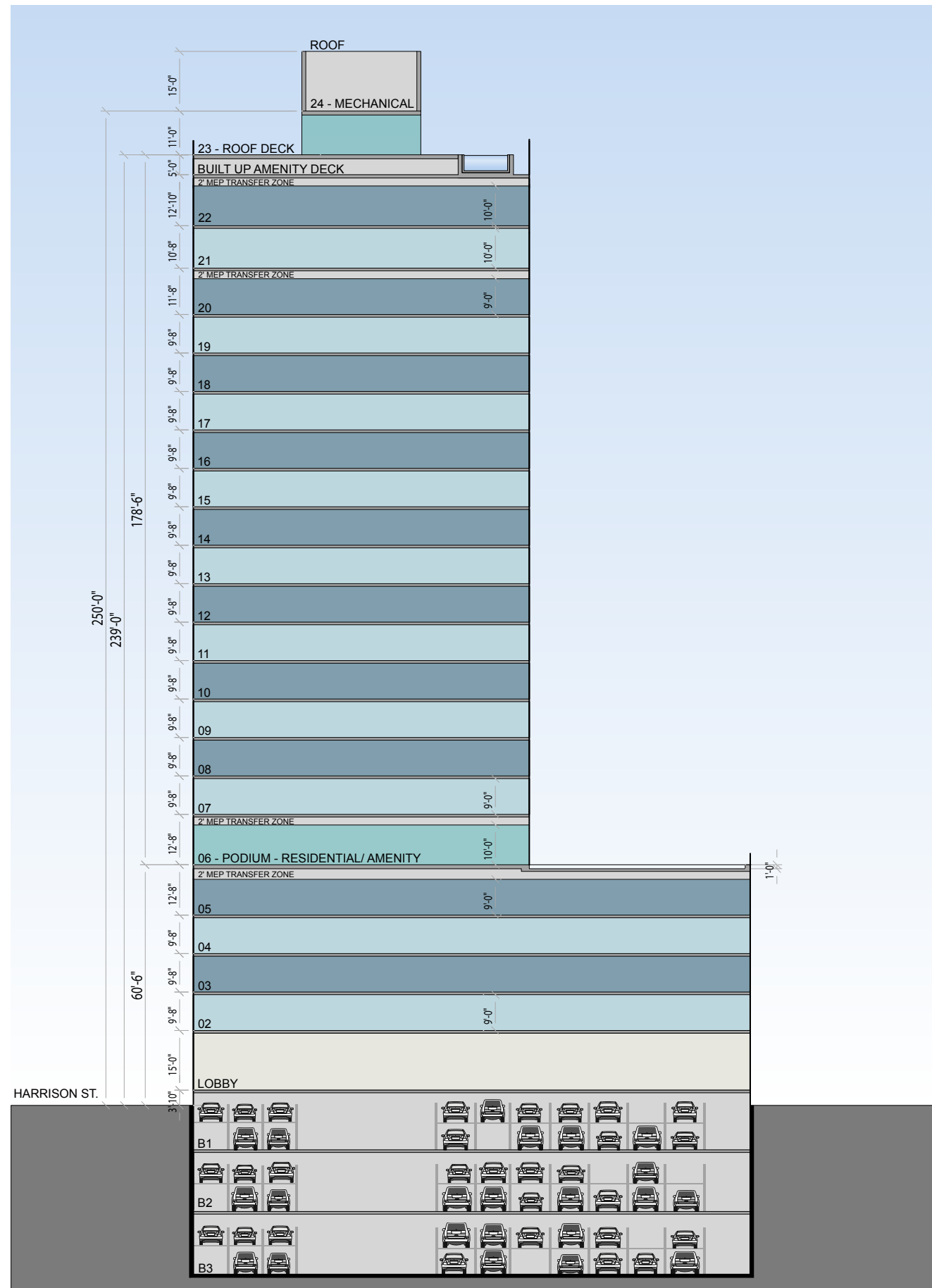
13 RESIDENTIAL LEVELS @
9'-8" FLOOR TO FLOOR

2 RESIDENTIAL LEVELS @
12'-8" FLOOR TO FLOOR

3 RESIDENTIAL LEVELS @
9'-8" FLOOR TO FLOOR

LOBBY & AMENITY @
15'-0" FLOOR TO FLOOR

3 LEVELS OF PARKING @
15'-0" FLOOR TO FLOOR



SECTION

525 HARRISON STREET
Hines

07.17.2015