

# 98 Franklin

San Francisco Planning Commission  
28 May 2020



FRENCH AMERICAN  
INTERNATIONAL SCHOOL  
INTERNATIONAL  
HIGH SCHOOL

• SOM •

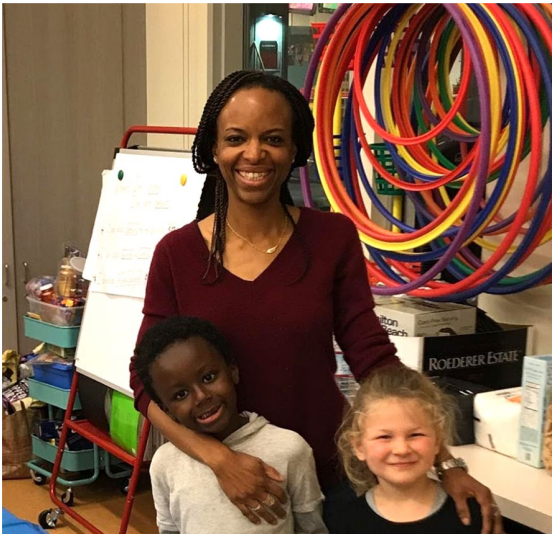
■ RELATED





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# French American: Our History







TRANSBAY

CENTRAL SOMA

CIVIC CENTER

HAYES VALLEY

THE HUB



SITE





CIVIC CENTER

HAYES VALLEY

FAIS CAMPUS

HUB BOUNDARY

30 VAN NESS

JOBS

1 OAK

OAK

10 S VAN NESS

49 SVN +  
1550 MISSION

30 OTIS

GOUGH

FRANKLIN

VAN NESS

MARKET



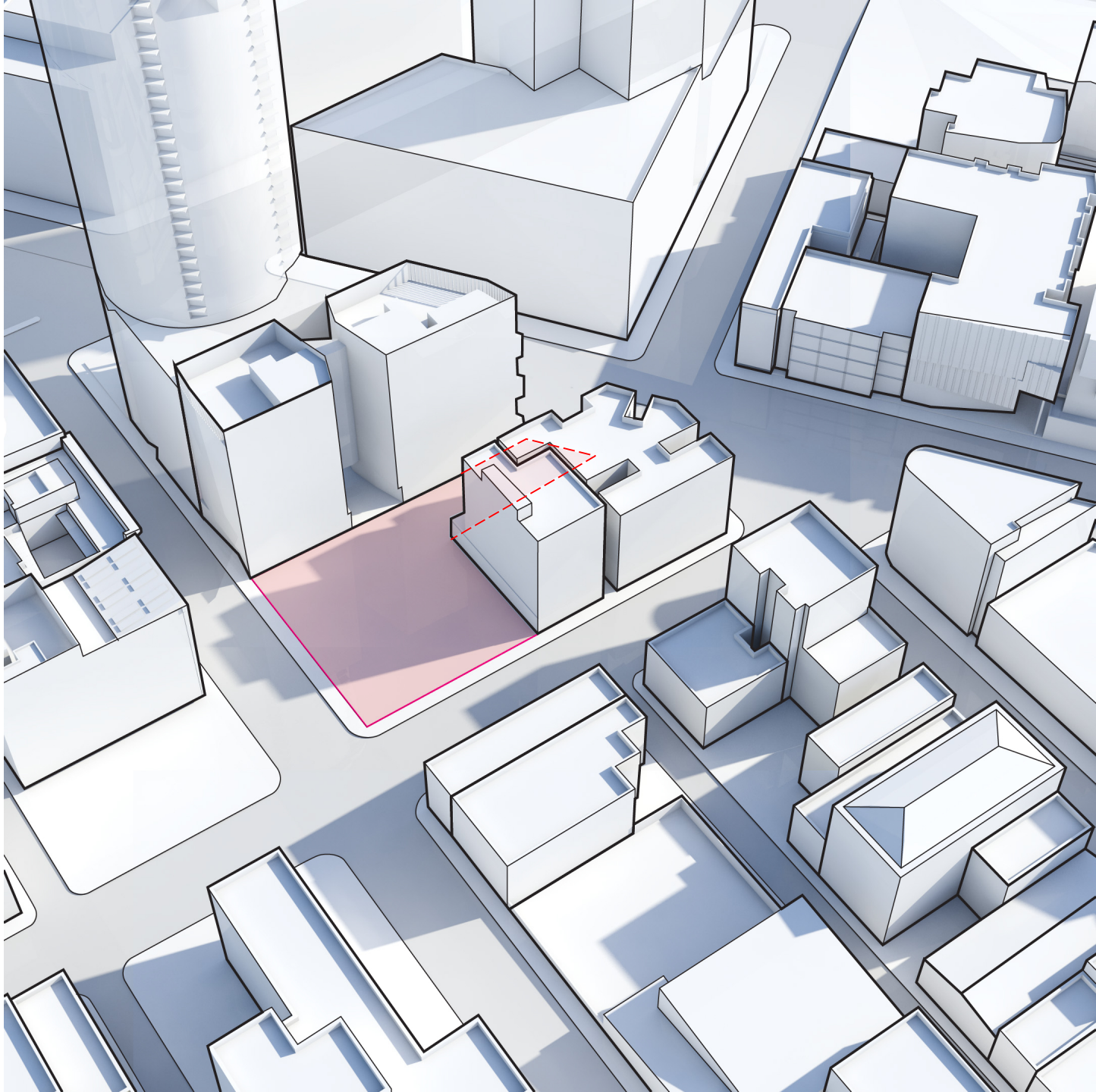






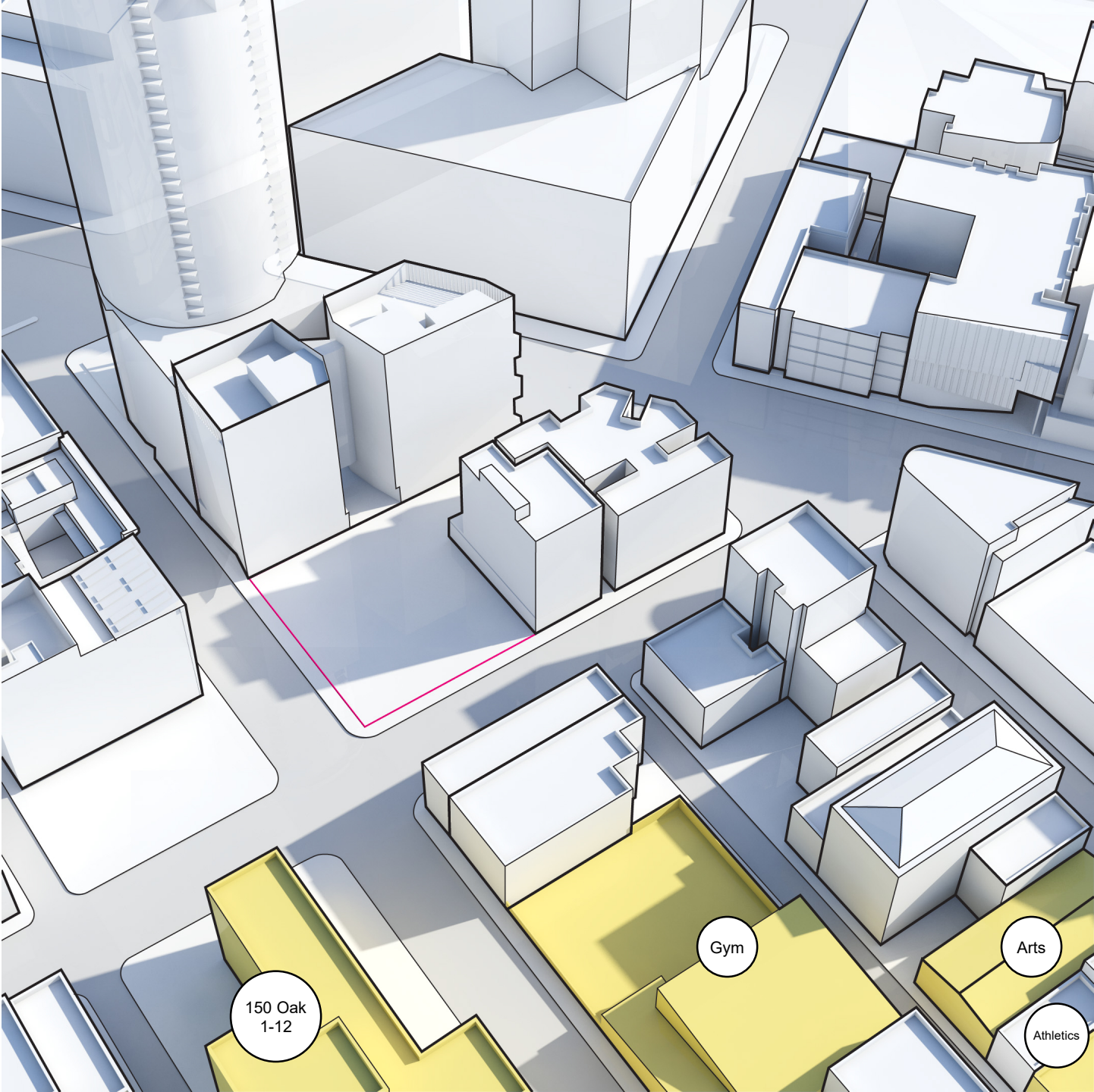


Project Site



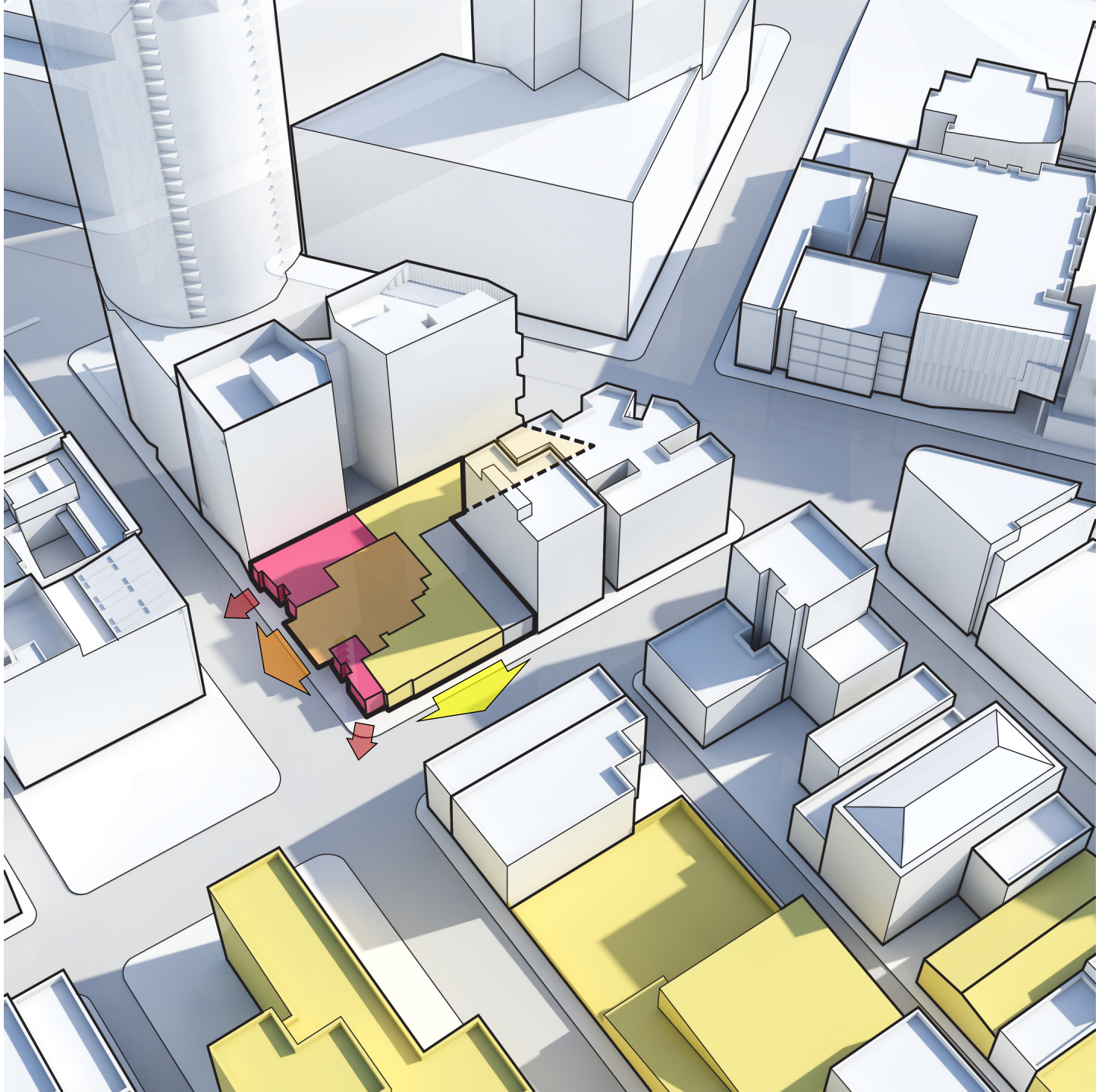


International School Hayes Valley Campus



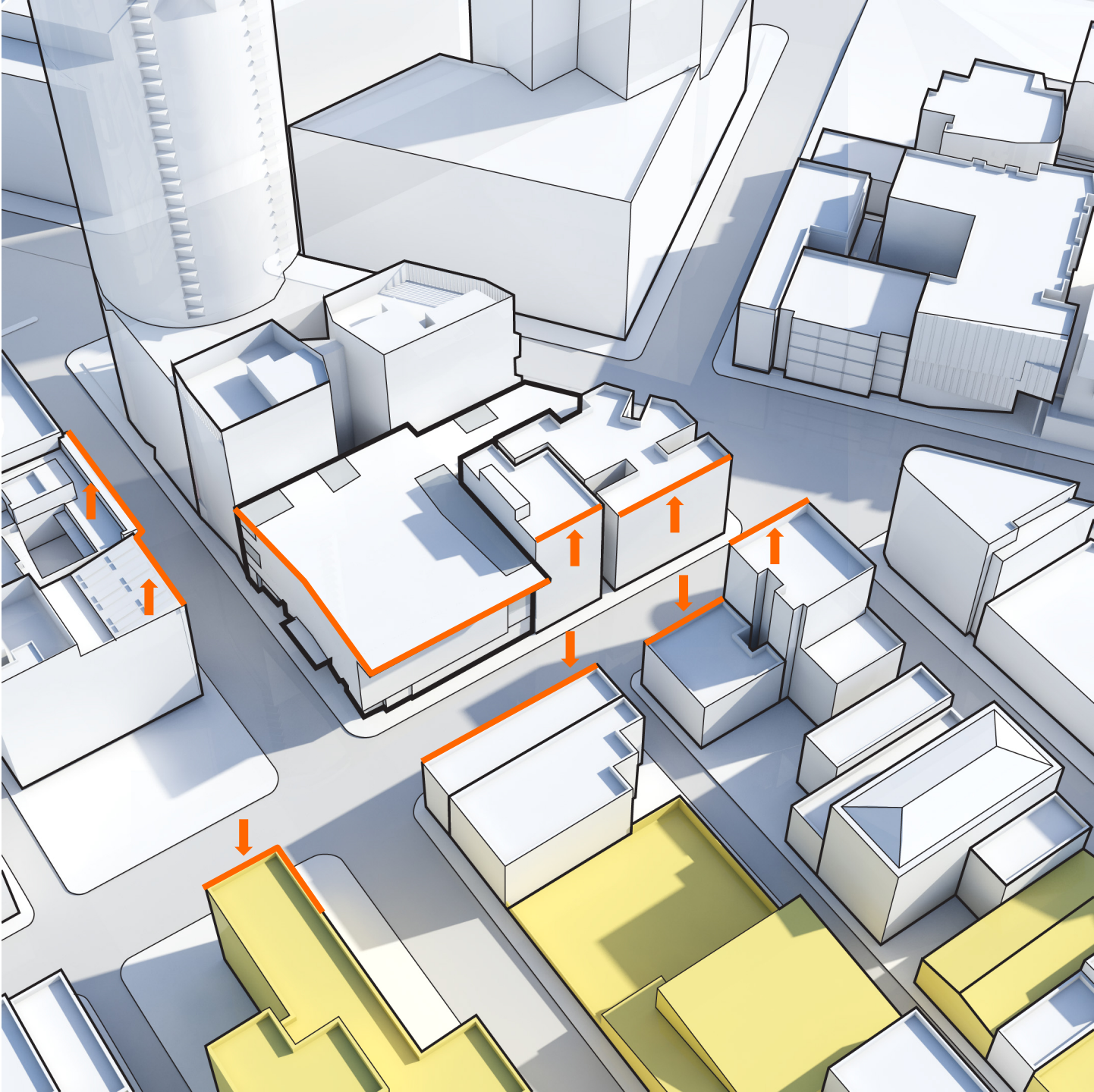


Maximized Active Frontages

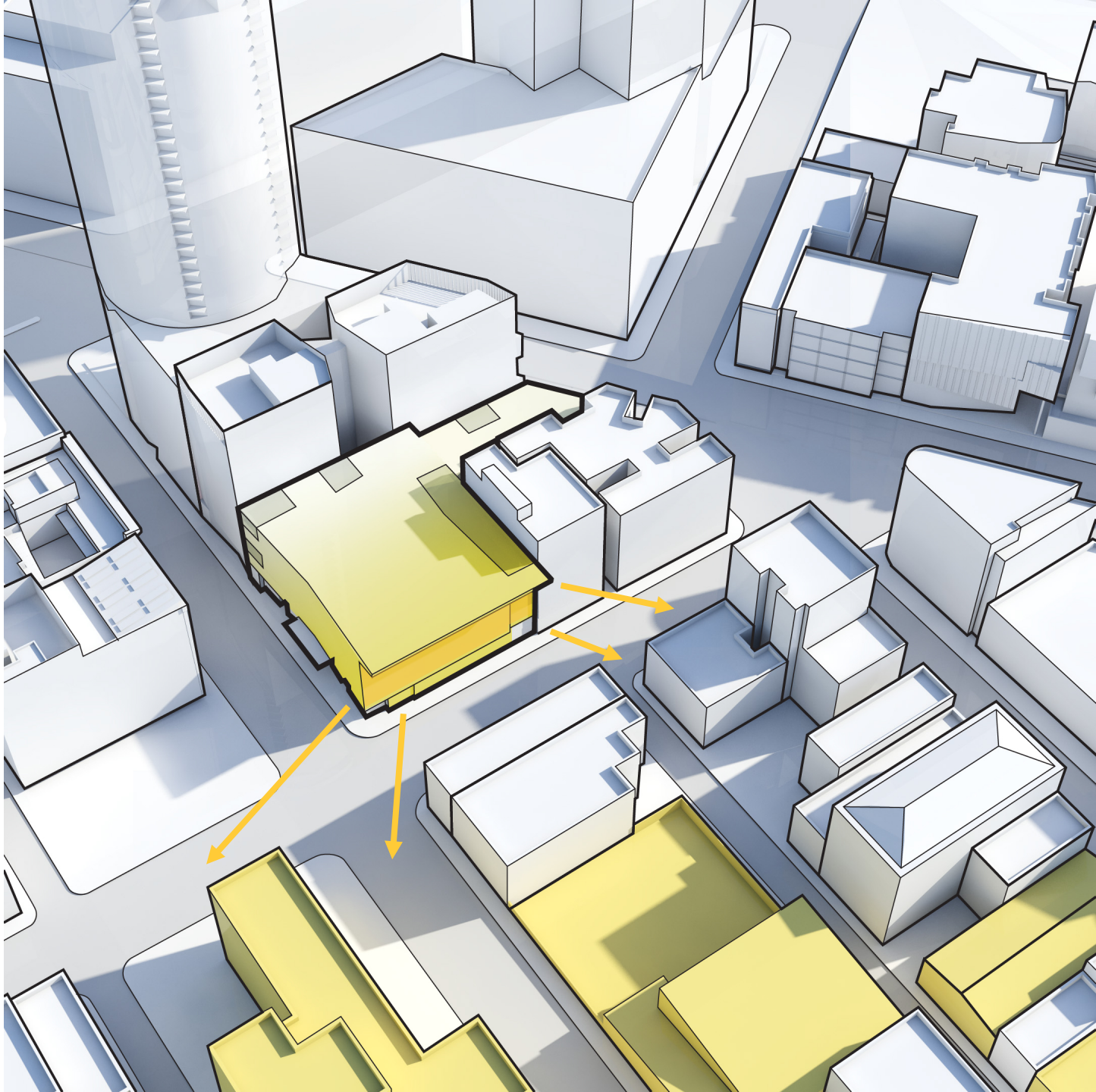




Transitional Podium Scale

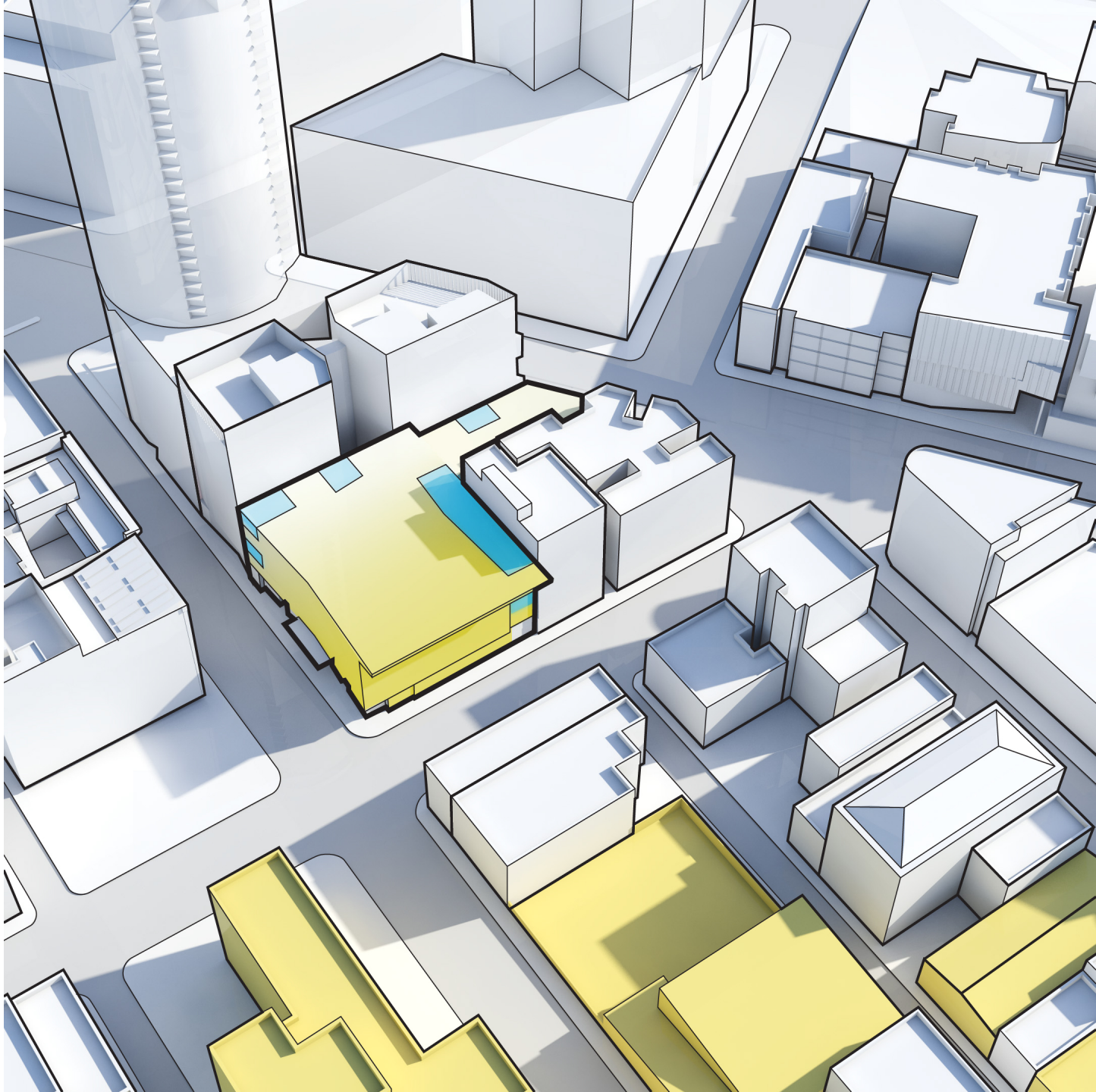






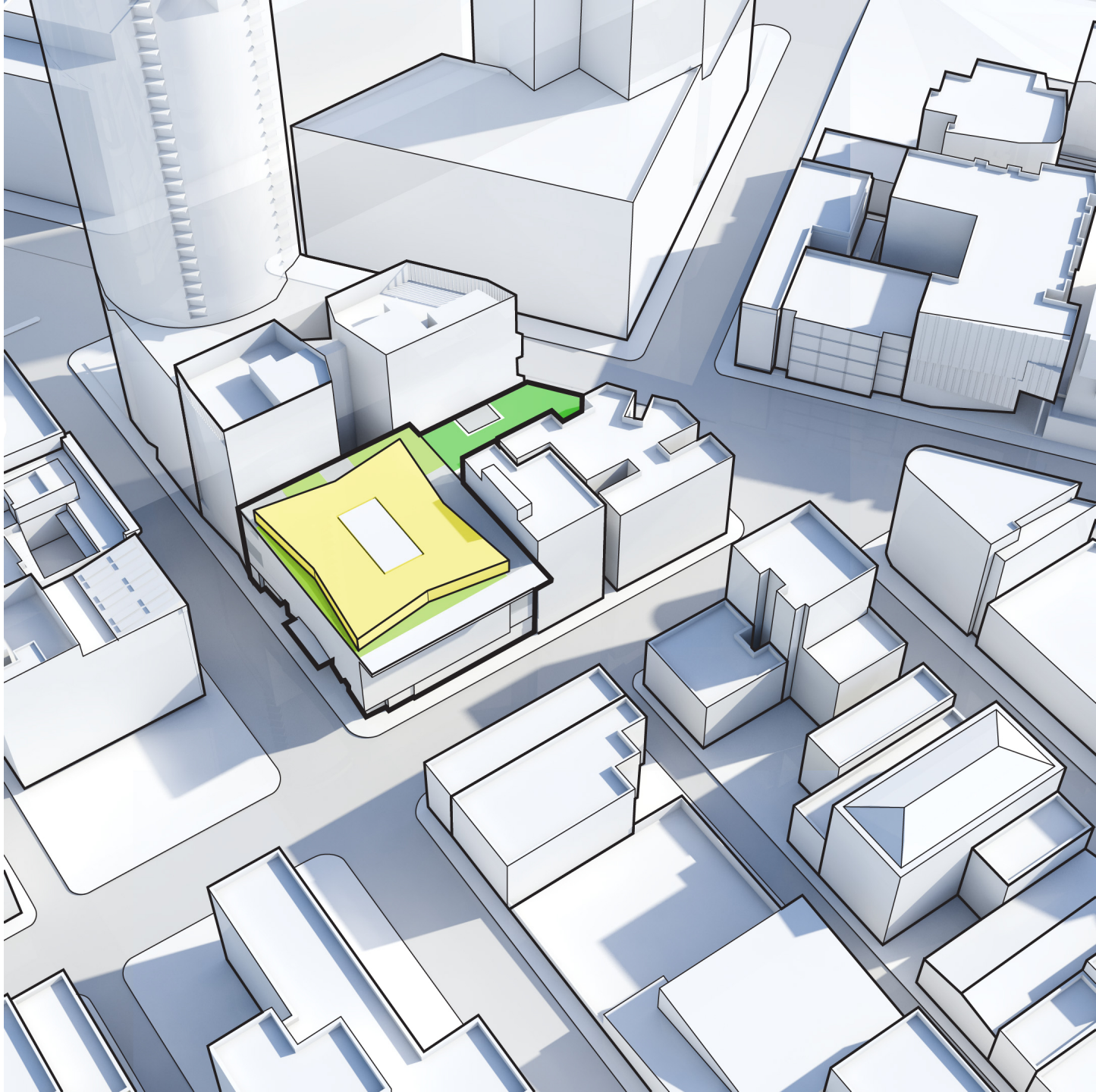


Light Filled Spaces



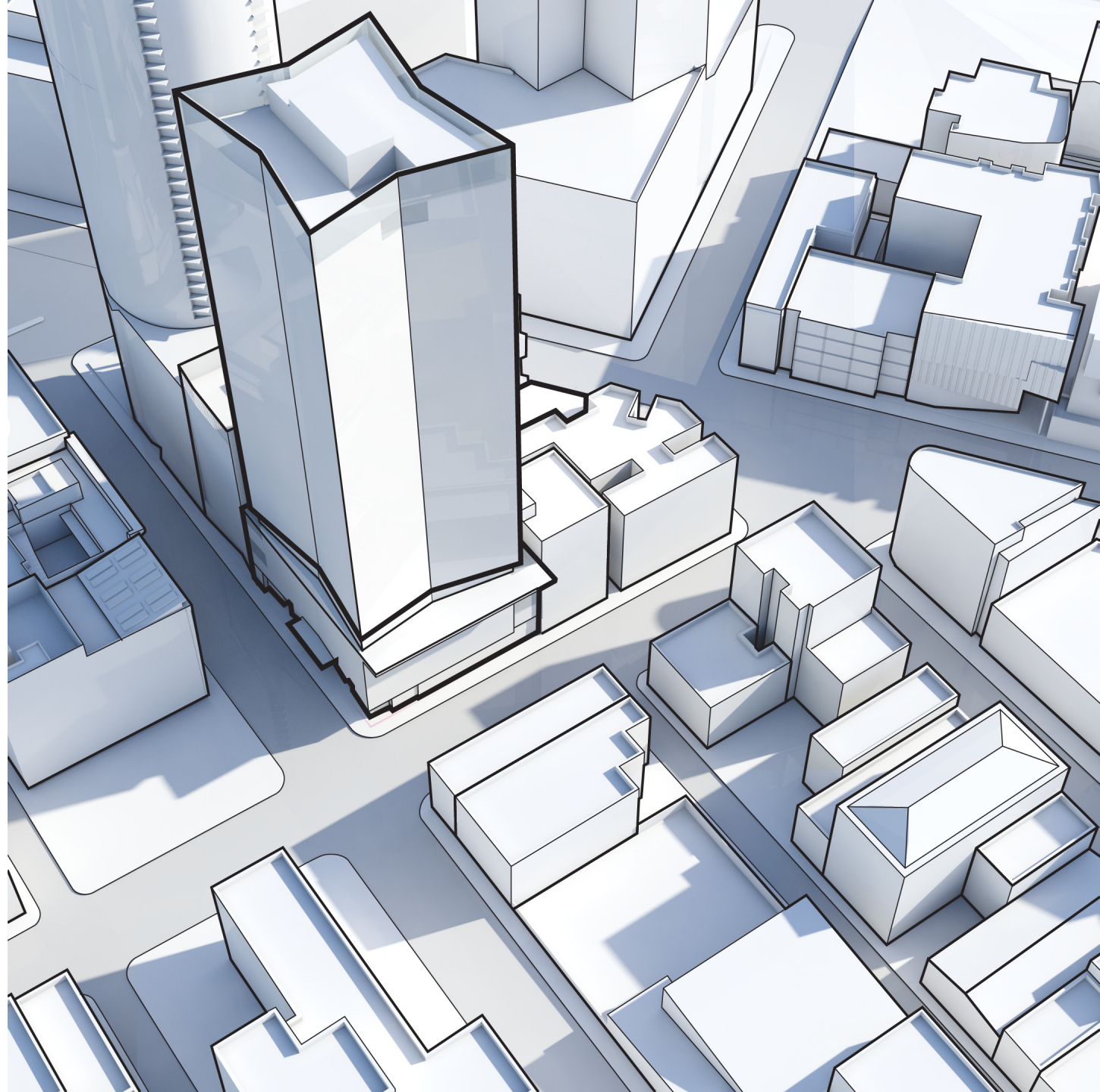


Active Roofs



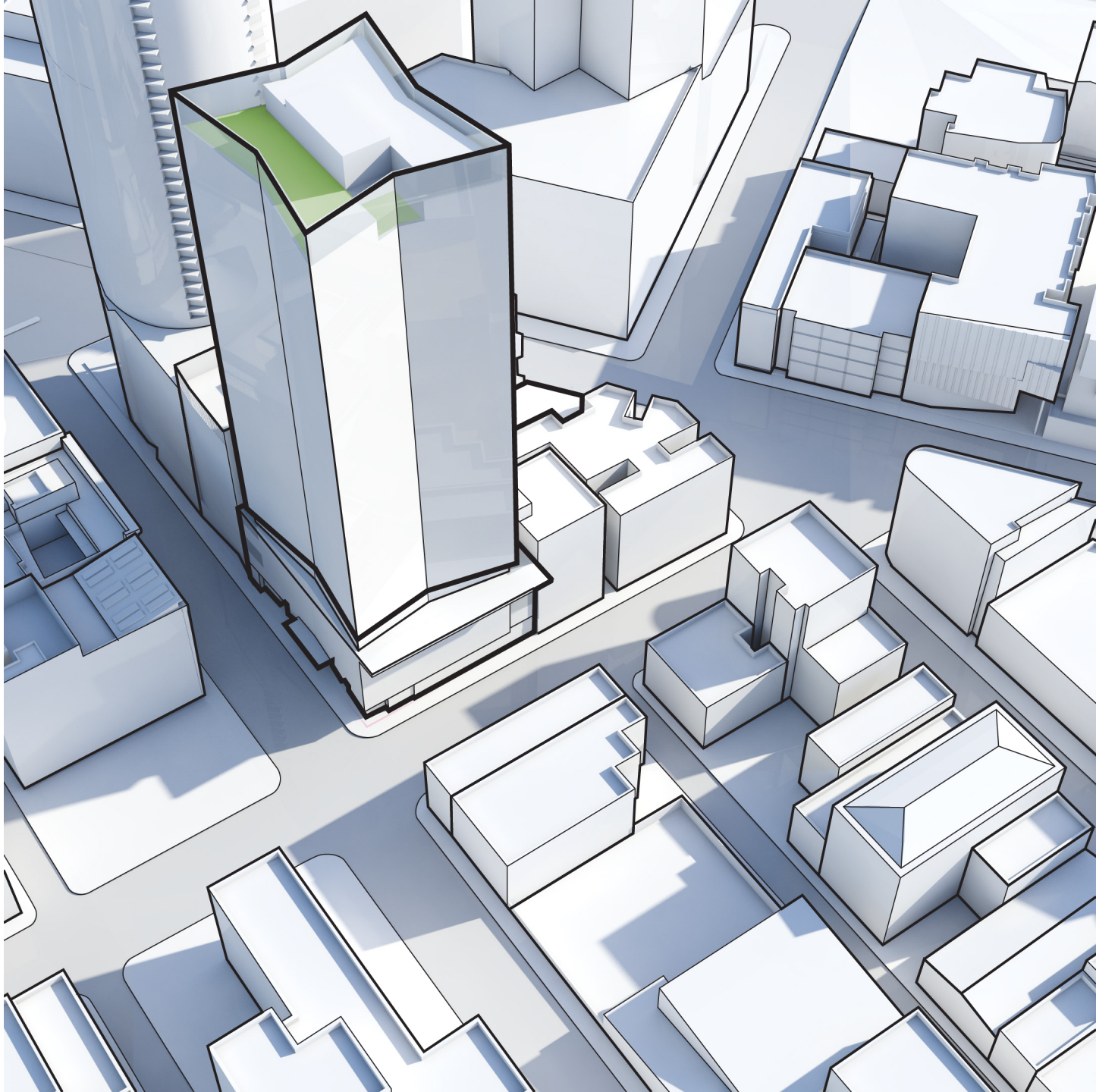


# Tower Form



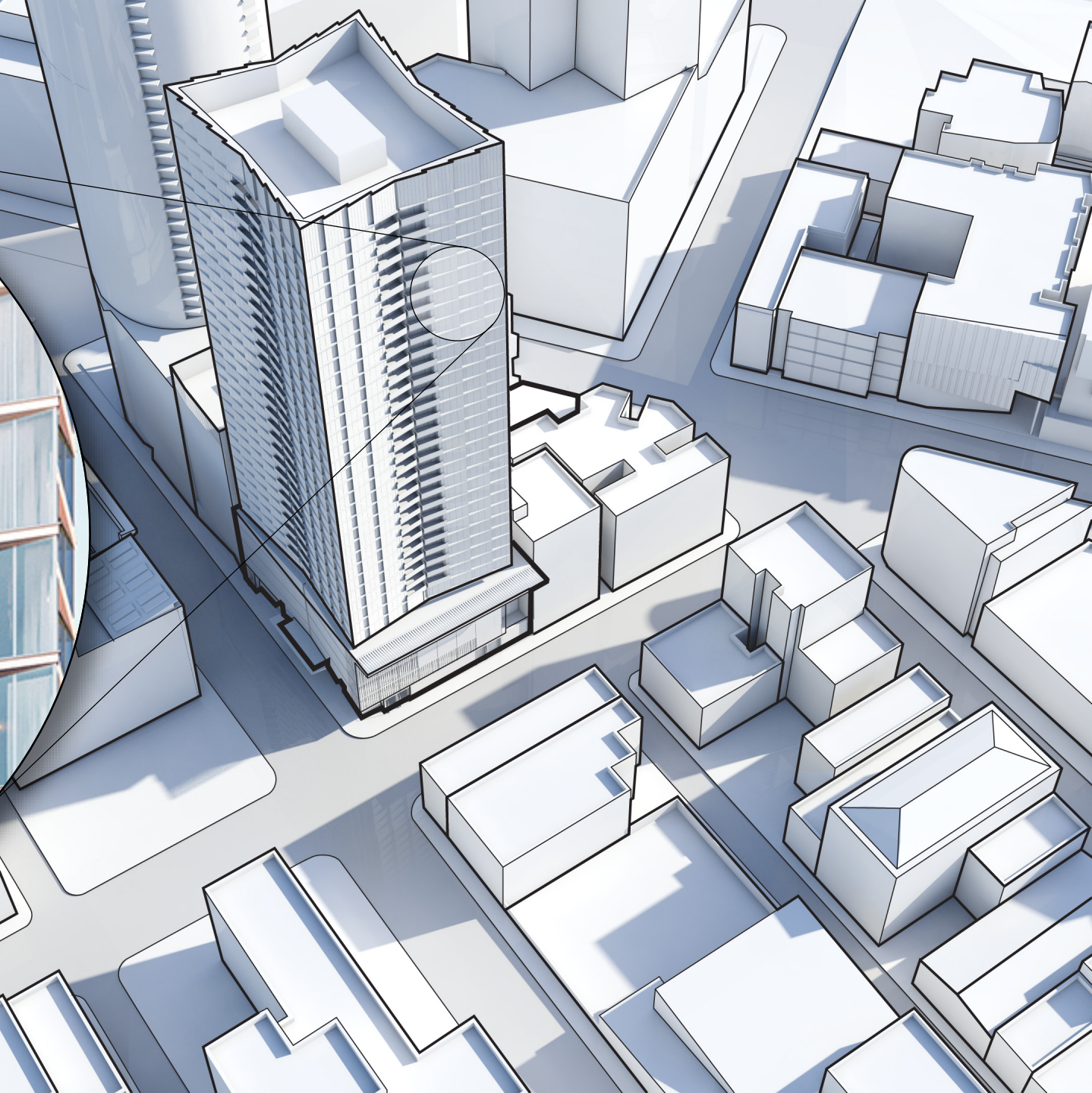


Maximized Common Open Space





Fine-Grained Residential Texture and Scale





# Project Summary

**residential** **384,084 gsf**  
345 Rental Units  
25% Affordable

**FAIS high school** **81,000 gsf**

**retail** **3,100 gsf**

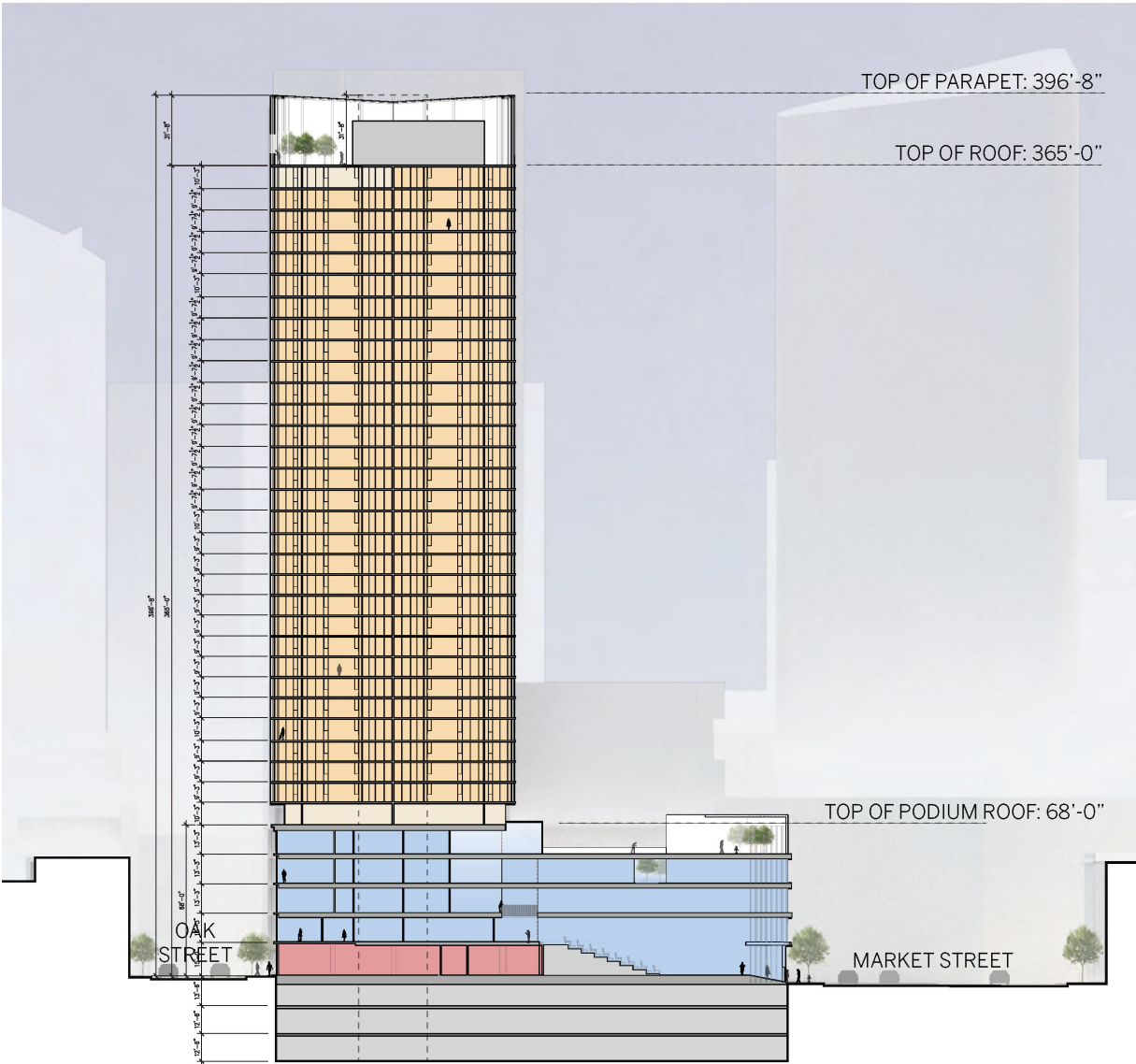
**total gsf** **509,996 sf**

**parking** **.25 Spaces per Unit**

unit mix	required	proposed
studio		25%
1b		45%
2b	15%	20%
3b	10%	10%

LEED Gold targeted

tower roof height 365'  
tower parapet height ±395'  
podium height ±70'  
# of floors 36



BUILDING SECTION LOOKING EAST

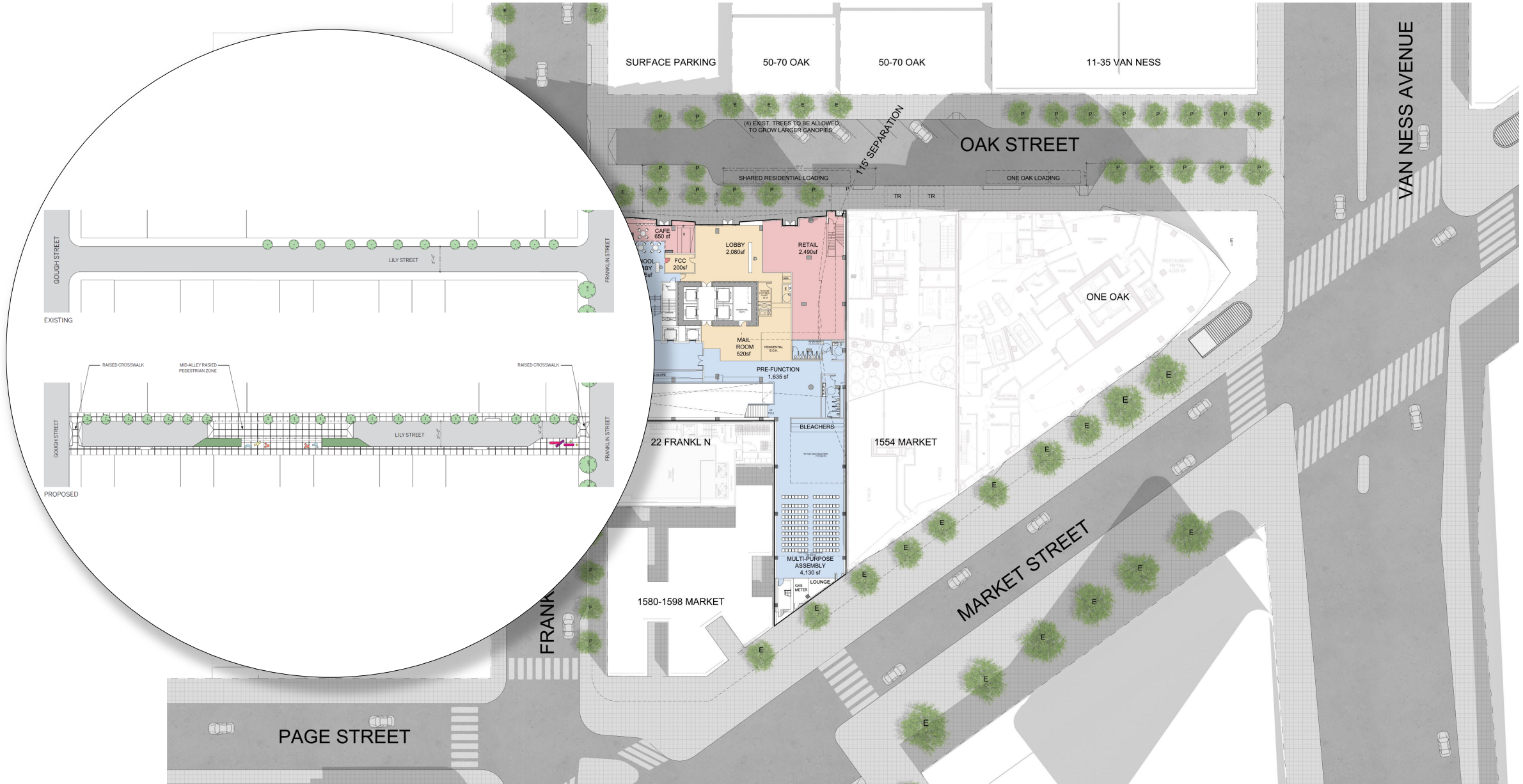


Site Plan





# Potential Lily Street Improvements







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INTERNATIONAL  
HIGH SCHOOL



# Market Street Facade

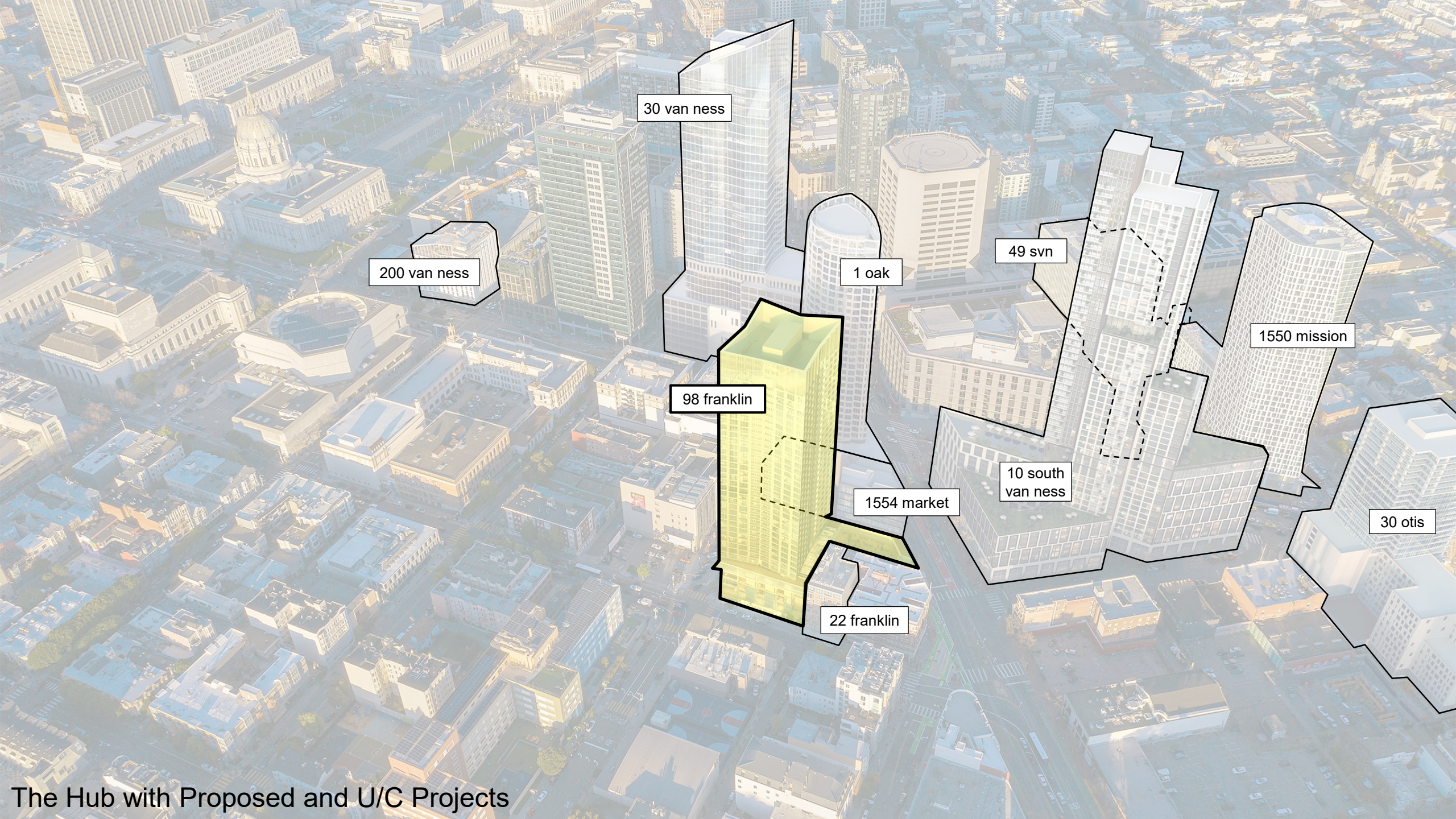






The Hub with Proposed and U/C Projects





30 van ness

200 van ness

1 oak

49 svn

1550 mission

98 franklin

1554 market

10 south  
van ness

30 otis

22 franklin





View From Central Skyway



Overall views from North and West





An architectural rendering of a modern multi-story building at dusk. The building features a prominent cantilevered upper section with a slatted metal screen. Large glass windows reveal interior spaces, including a library on the ground floor. The ground floor has a wide entrance with a set of stairs. To the right, another building with orange and white panels is visible. The street in the foreground has cars and pedestrians.

# 98 FRANKLIN THANK YOU

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HIGH SCHOOL

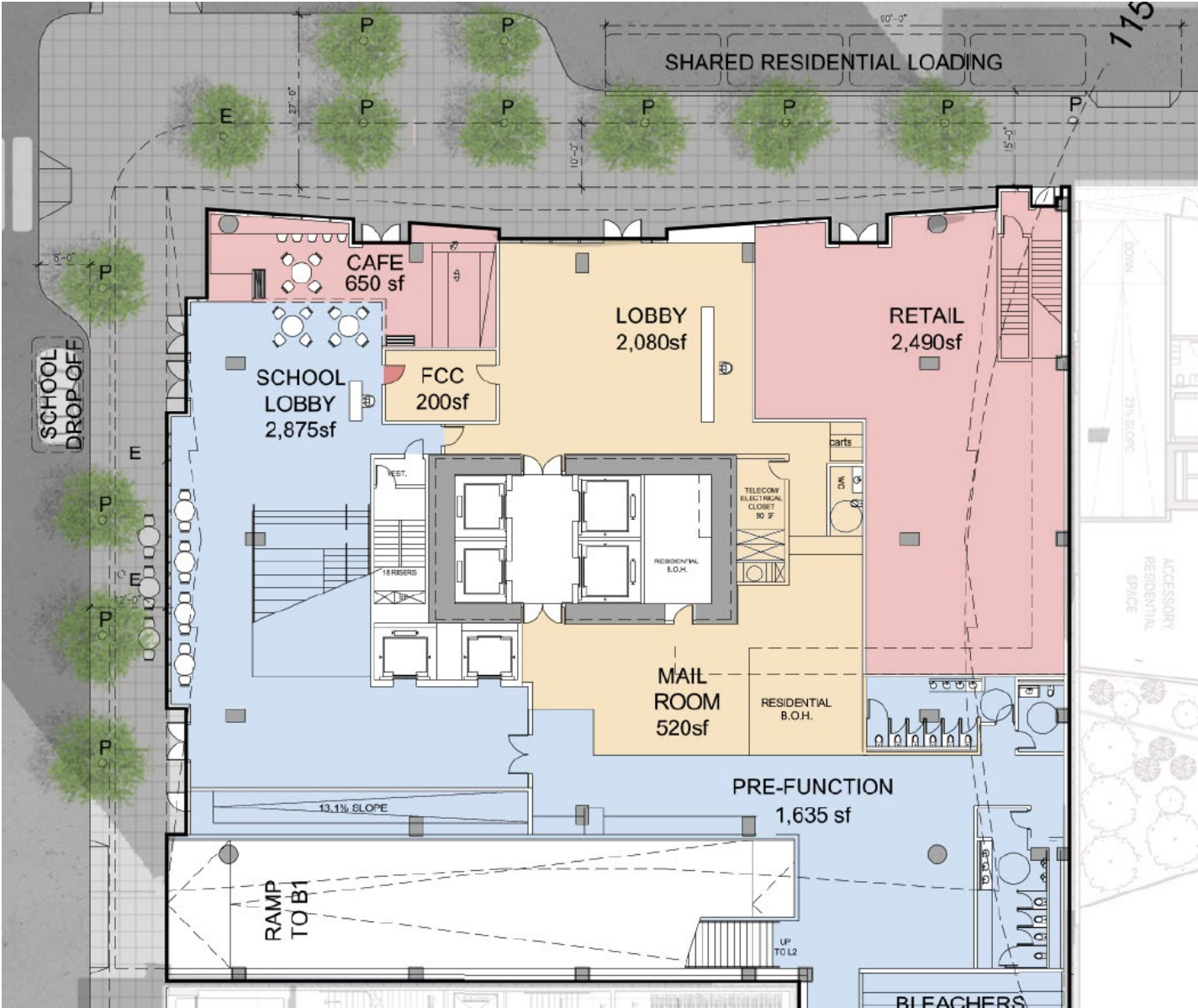


## Hub Plan Area



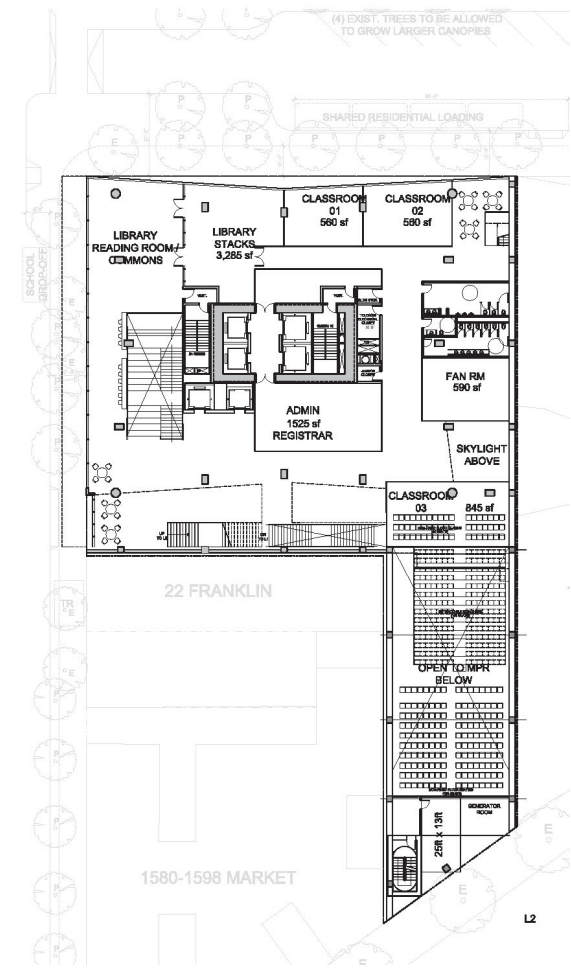


Ground Floor Plan Detail

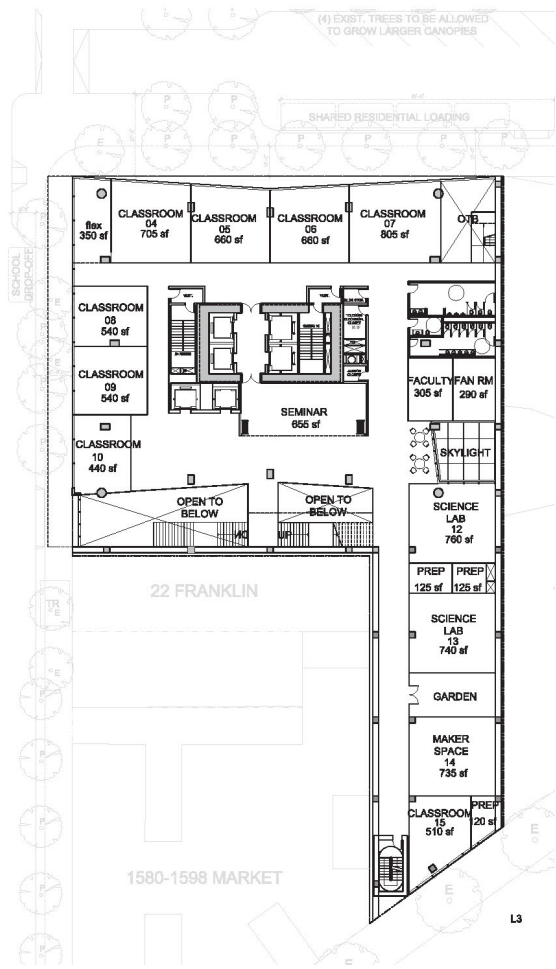




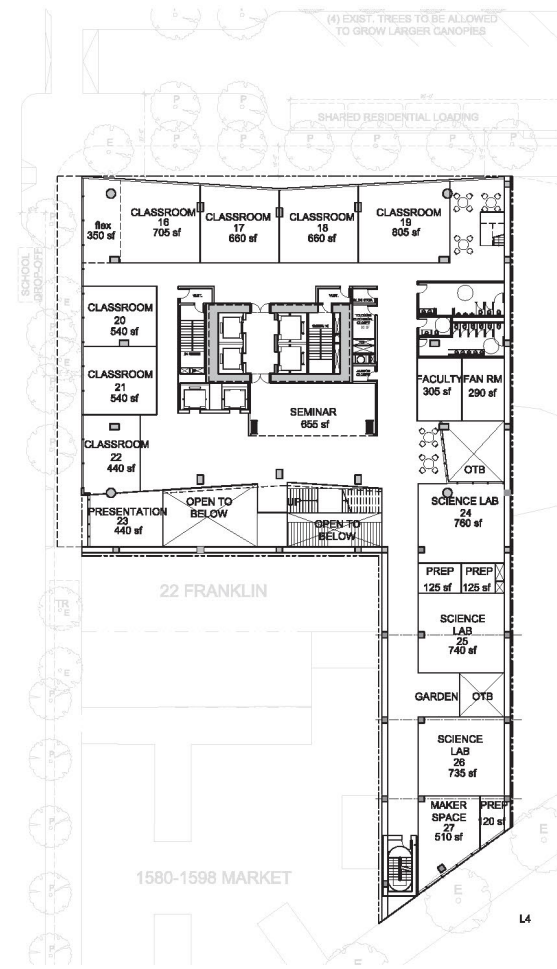
Level 2-5 Plans



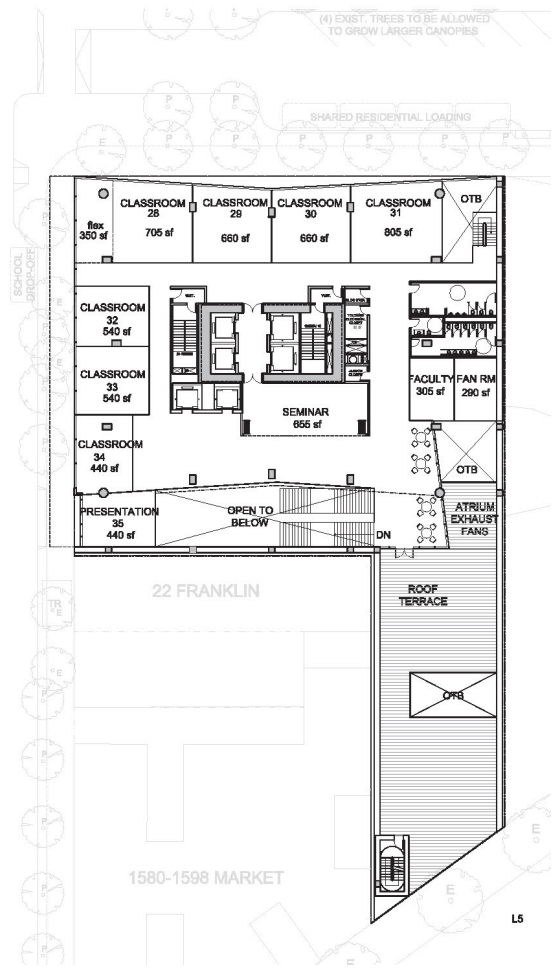
LEVEL 2



LEVEL 3



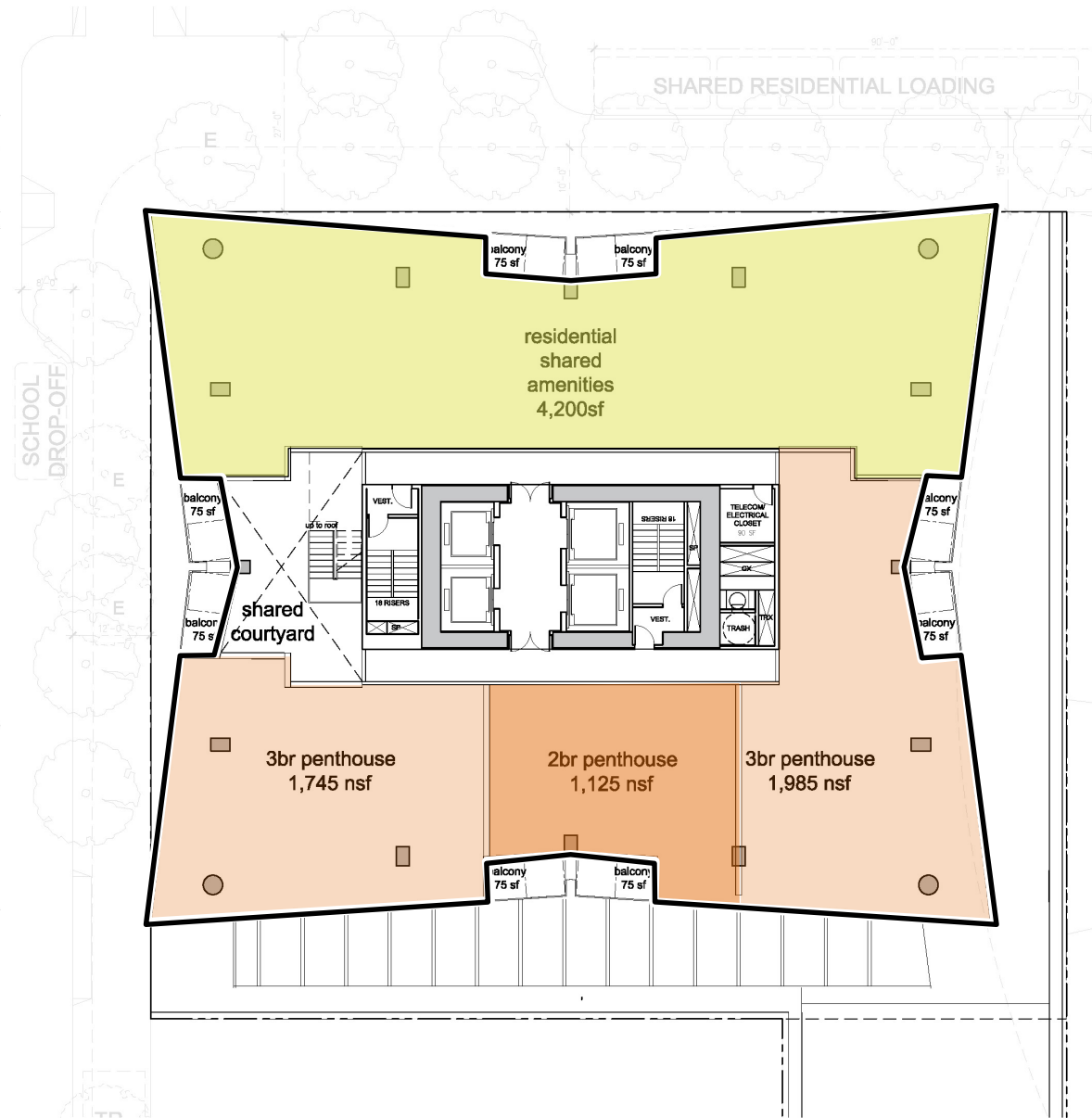
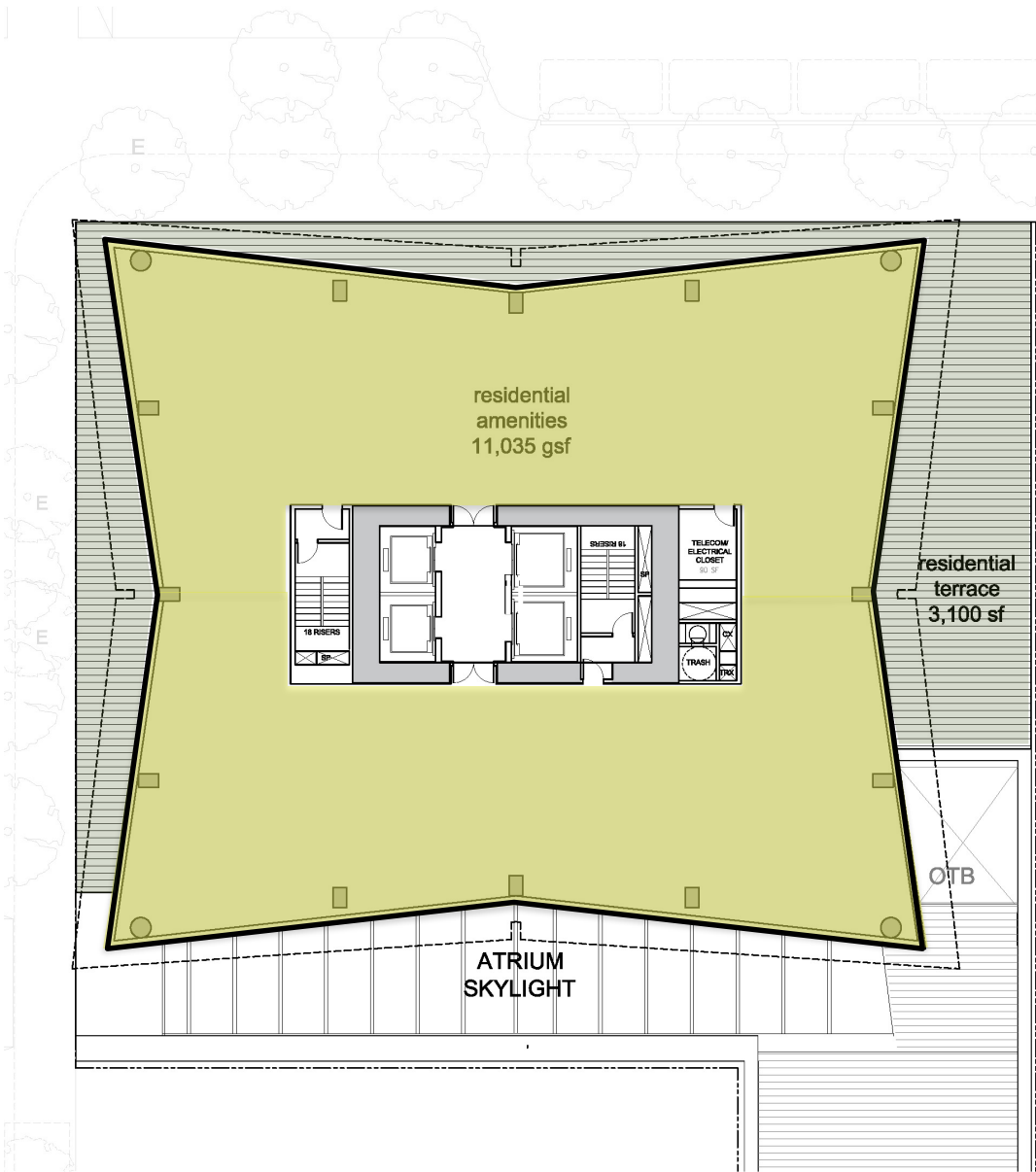
LEVEL 4



LEVEL 5

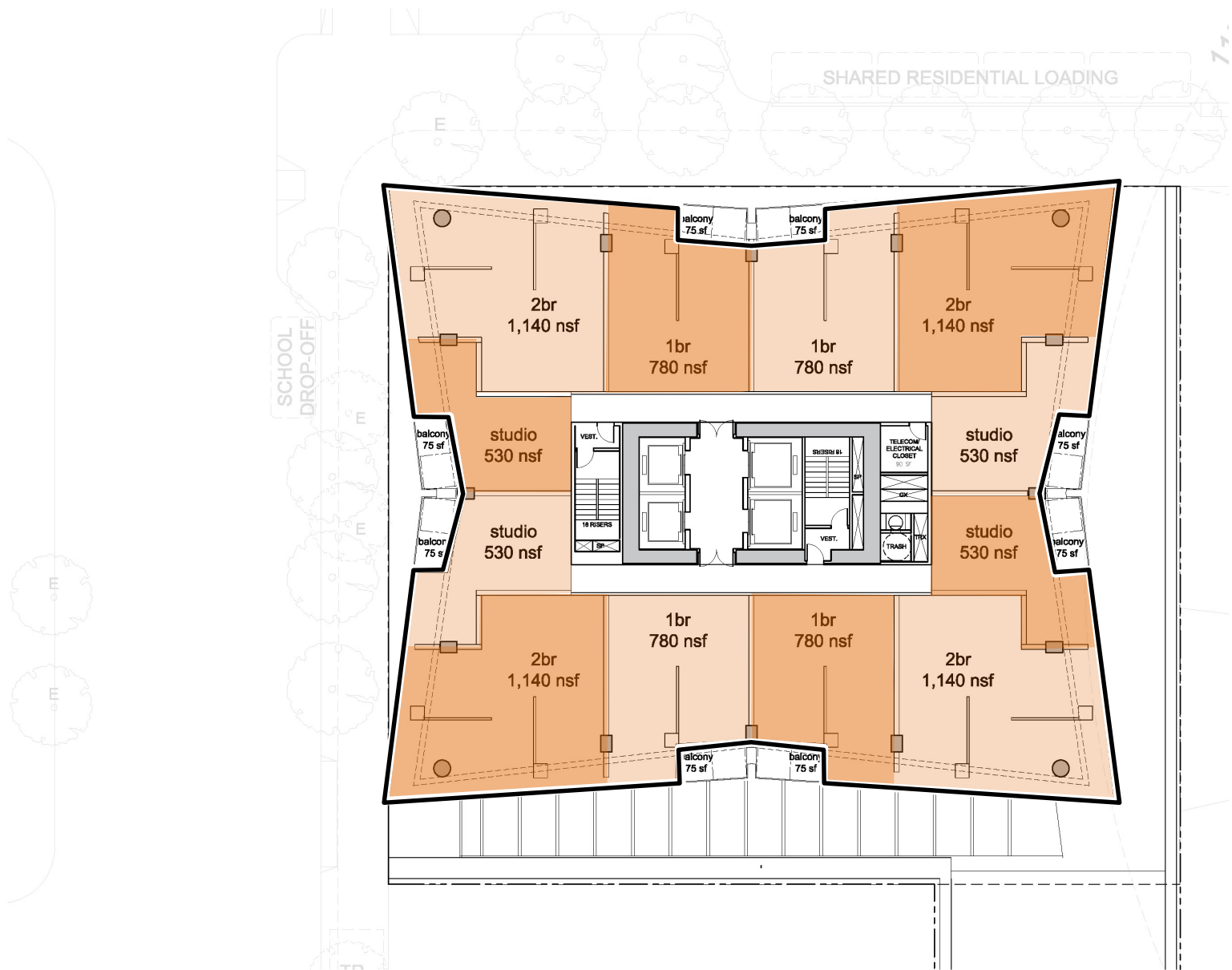


Amenity Level Plans (6 and 36)



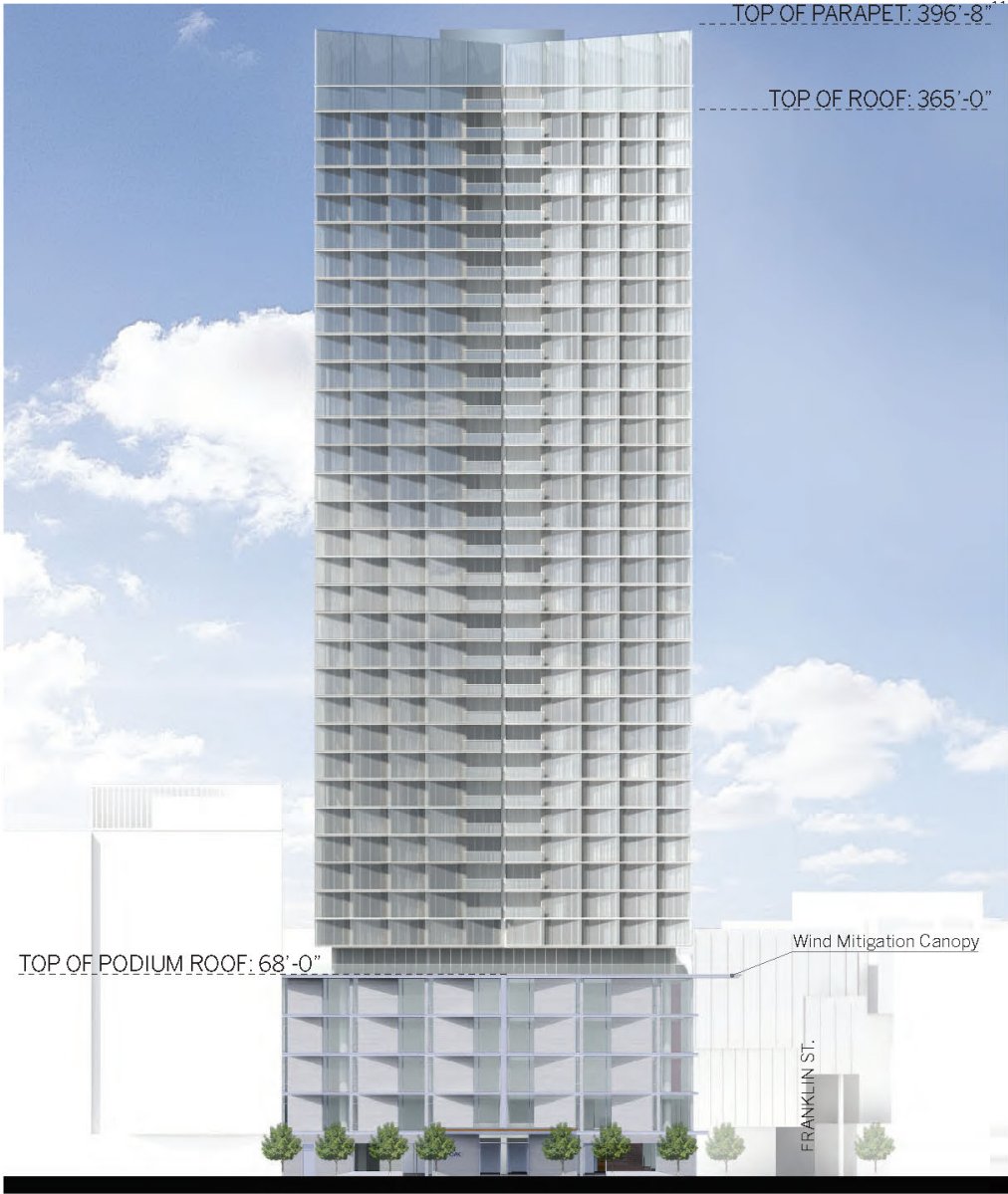


# Typical Tower Plan





# North and West Elevations



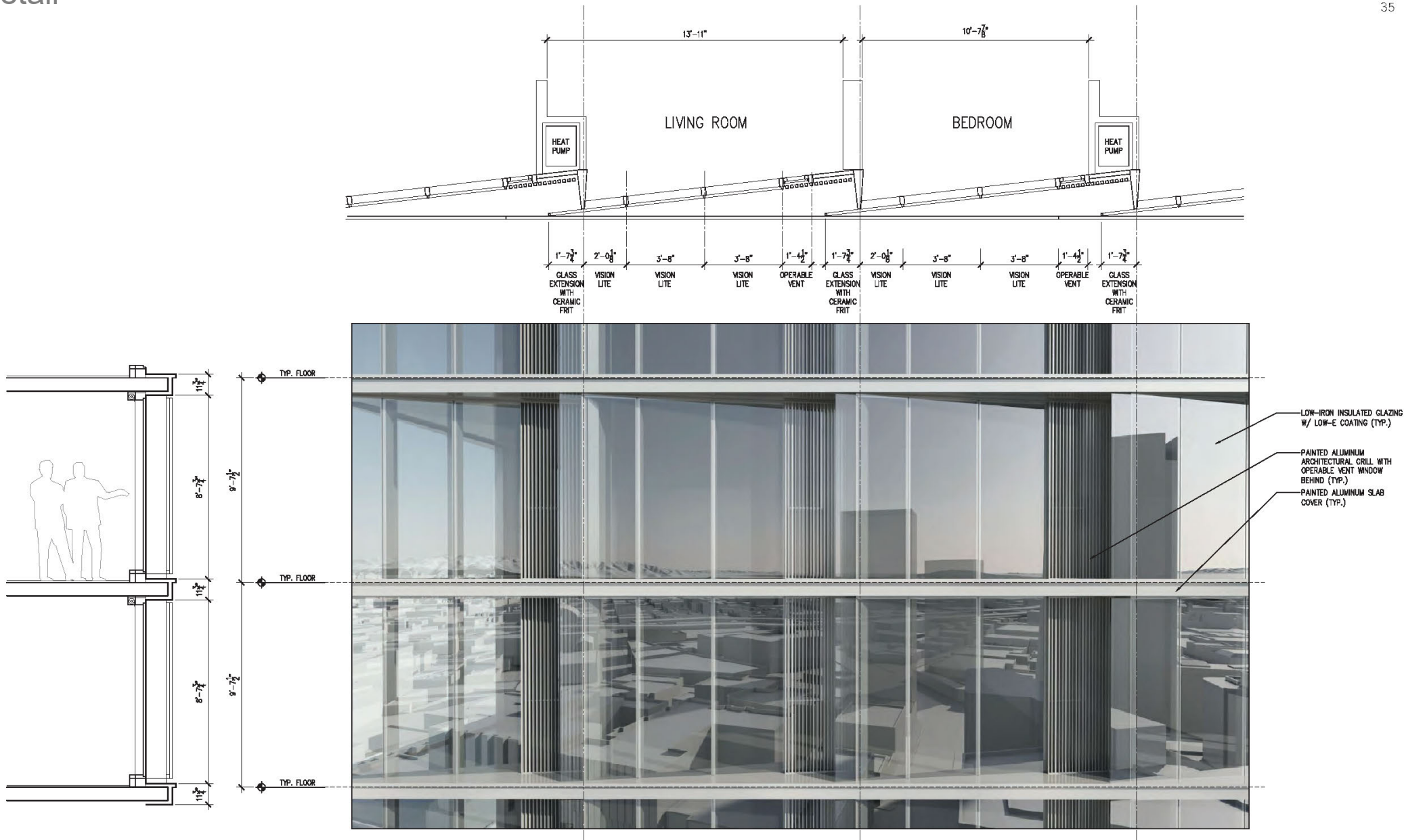


# South and East Elevations



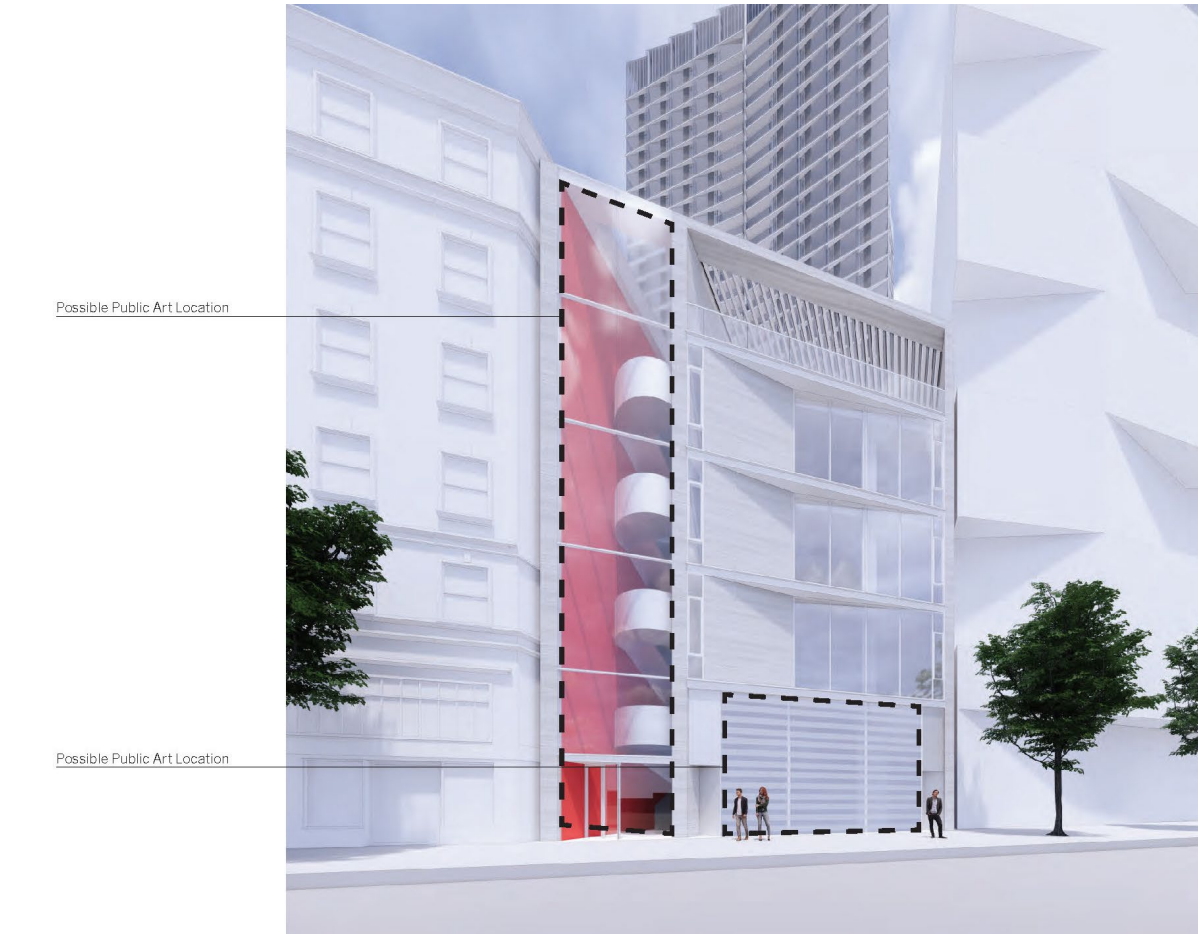


Tower Façade Detail





# Market Street Elevation





# North Podium Elevation





# East Podium Elevation



Refer to Enlarged Elevation (Pg 35)

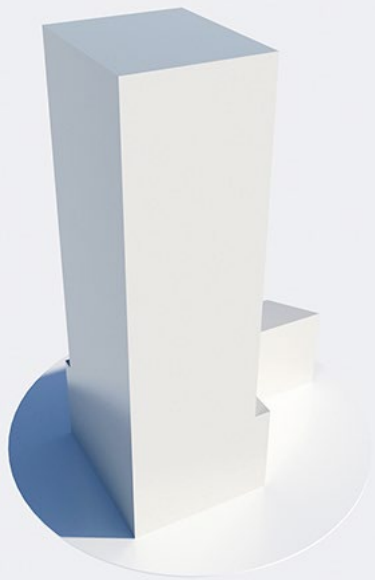
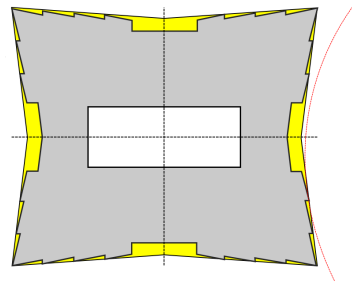
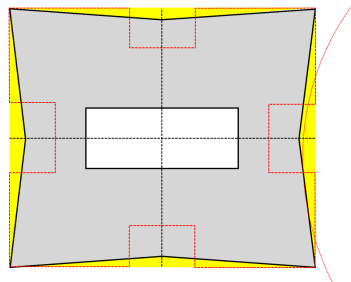
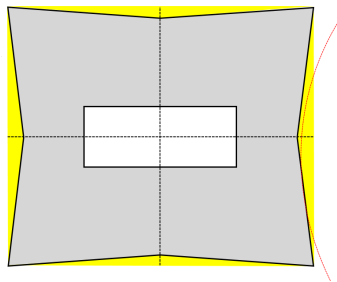
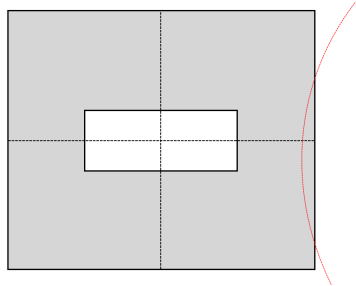
Glass Storefront Assembly  
Laminated Glass Guardrail Assembly

Insulated Glass Curtain Wall  
Stone Finish  
Operable Windows (Typ.)

Stone Finish  
Glass Storefront Assembly



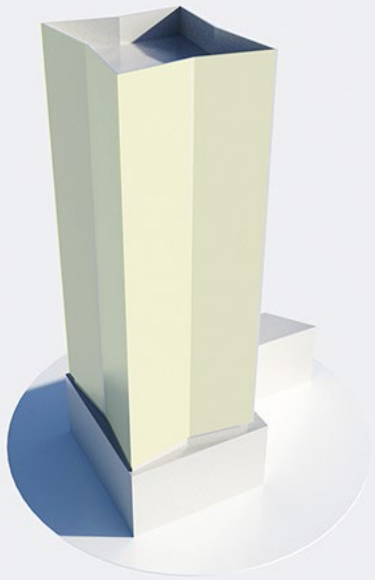
# Tower and Podium Massing



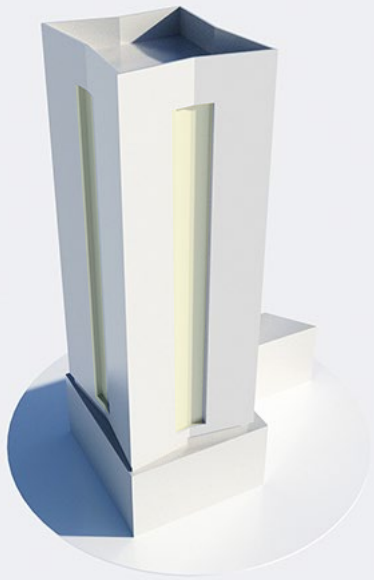
SITE AND  
HEIGHT LIMIT



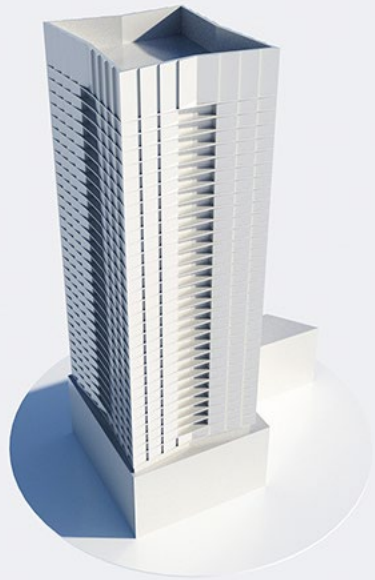
PODIUM AND  
TOWER



TOWER  
FORM



RESIDENTIAL  
OPEN SPACE



RESIDENTIAL  
SCALE



TABLE 3.F-2. SHADOW IMPACT SUMMARY FOR 30 VAN NESS AVENUE PROJECT AND 98 FRANKLIN STREET PROJECT

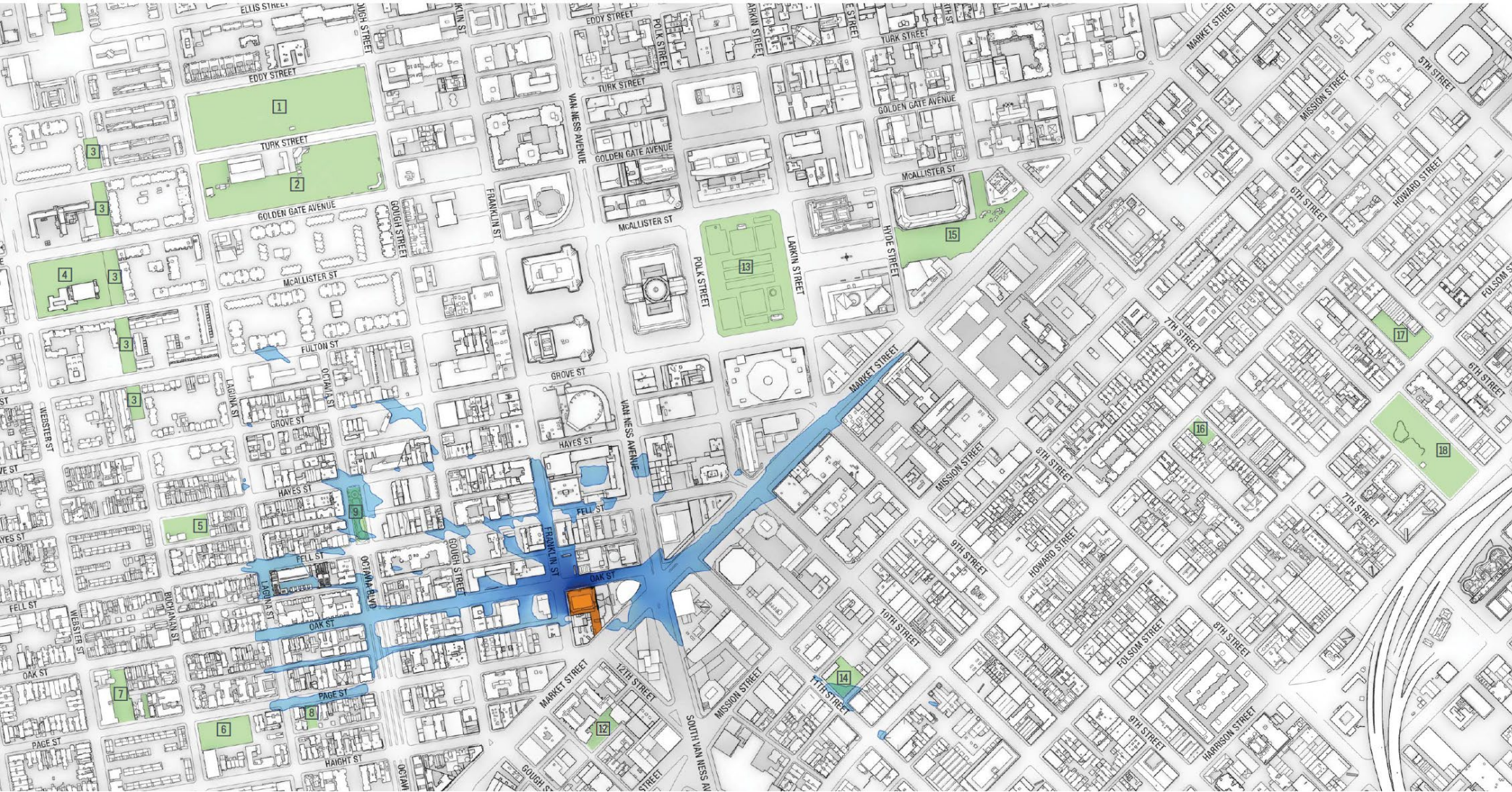
Park/Open Space (Jurisdiction)	Jurisdiction	Existing Shadow	30 Van Ness Avenue Project			98 Franklin Street Project		
			% Increase	Timing	CEQA Conclusion	% Increase	Timing	CEQA Conclusion
Jefferson Park Square	RPD	1.34%	0.0002%	Winter AM (16-28 days)	LTS	--	--	NI
Margaret Hayward Playground	RPD	14.65%	0.06%	Winter AM (72-84 days)	LTS	--	--	NI
Buchanan Street Mall	RPD	26.13%	--	--	NI	--	--	NI
Ella Hill Hutch Community Center	SFRED	n/a	--	--	NI	--	--	NI
Hayes Valley Playground	RPD	33.29%	0.01%	Fall/Spring AM (28-40 days)	LTS	--	--	NI
Koshland Community Park	RPD	15.45%	0.02%	Spring/Summer AM (29-41 days)	LTS	--	--	NI
John Muir Elementary School	SFUSD	n/a	--	--	NI	--	--	NI
Page & Laguna Mini Park	RPD	50.80%	--	--	NI	0.03%	Summer AM (59-69 days)	LTS
Patricia's Green	RPD	18.06%	0.36%	Fall/Spring AM (84-96 days)	LTS	0.39%	Fall/Spring AM (254-266 days)	LTS
McCoppin Hub	PW	n/a	--	--	NI	--	--	NI
SoMa West Skate and Dog Park	PW	n/a	--	--	--	--	--	--
Future Brady Park (proposed)	POPOS	n/a	--	--	--	--	--	--
Civic Center Plaza	RPD	10.201%	0.004%	Winter Midday (30-42 days)	LTS	--	--	NI
Future 11 <sup>th</sup> /Natoma Park (proposed)	RPD	22.09%	--	--	--	0.15%	Summer PM (85-97 days)	--
United Nations Plaza	PW	n/a	n/a	Winter PM	LTS	--	--	NI
Howard & Langton Mini Park	RPD	41.03%	0.004%	Fall/Spring PM (14-26 days)	LTS	--	--	NI



**Figure 3.F-22**



# HUB Shadow Analysis



Refined Net New Shadow Fan  
Darker blue means more frequent new shadow

- Affected Parks and Open Spaces
- 1 Jefferson Square Park
  - 2 Margaret Hayward Playground
  - 3 Buchanan Street Mall
  - 4 Ella Hill Hutch Community Center
  - 5 Hayes Valley Playground
  - 6 Koshland Park
  - 7 John Muir Elementary School
  - 8 Page & Laguna Mini Park
  - 9 Patricia's Green
  - 10 McCoppin Hub
  - 11 SOMA West Skate and Dog Park
  - 12 Brady Park (Proposed)
  - 13 Civic Center Plaza
  - 14 11th/Natoma Park (Proposed)
  - 15 United Nations Plaza
  - 16 Howard & Langton Mini Park
  - 17 Gene Friend Rec Center
  - 18 Victoria Manalo Draves Park

98 Franklin Street



Portions of Patricia's Green would receive net new shadow from the Hub Plan. The portions of Patricia's Green that would likely be most sensitive to the addition of net new shadow would be the children's play area, the park's fixed benches, and the tables and seating areas. All of these features would receive some net new shadow, the presence of which would be noticeable to users of the park. The times for net new shadow would be in the early morning, prior to 9 a.m. The children's play area, which could be the most sensitive to additional shadow, would not receive net new shadow at any point after 8:30 a.m. Therefore, the Hub Plan would result in *less-than-significant* shadow impacts on Patricia's Green.