

# 1532 HARRISON STREET

## FREQUENTLY ASKED QUESTIONS



### What is Coliving?

Coliving is a form of shared housing that supports sustainable and affordable lifestyles through the creative and efficient sharing of resources and space. The typical Coliving arrangement is based in a large home with anywhere between 7-20 residents. Residents usually share kitchens, dining and living space but maintain private bedrooms and bathrooms. Costs for food, water and energy are usually shared—and sometimes residents will share weekly tasks like cleaning or cooking. Other Coliving houses “outsource” such services, preferring to hire help and spread costs across the group for savings. Most Coliving homes are organized around shared interests, passions or projects, transforming a regular home into supportive and even inspirational environment for shared pursuits. Finally, Coliving uses new technology to make sharing costs and/or space easier and more transparent. Our goal is to build a project that is affordable to middle class City residents without the use of any government subsidy.

### Who typically lives a Coliving house?

Coliving residents come from a variety of backgrounds but are typically unified by shared social networks (e.g., old friends), identities (e.g., LGBT) or interests (e.g., aspiring musicians). Informal shared housing—a version of Coliving—has been happening in one form or another for well over 50 years in San Francisco. The large Victorian homes found throughout the City have proved highly adaptable to shared living arrangements. Coliving aims to take what was once viewed as counter-cultural into the mainstream, offering the shared economy lifestyle to all.

### What is the difference between an SRO and a Coliving project?

Single Room Occupancy hotels (SROs) or “Residential Hotels,” as they are commonly known, are an important part of San Francisco’s housing stock and

have been throughout the City’s history. A typical SRO is a single 8’x10’ room with shared toilets and showers located on the same floor. Some SROs contain up to 20 such rooms per floor, others less. In general, individual rooms were not organized into “houses” or organized around any shared community space. San Francisco still has hundreds of SRO hotels that are home to more than 30,000 tenants. They are specifically defined (and heavily regulated) in both the City’s Administrative and Planning Code.

Coliving housing is different in terms of design, law, management and culture. In terms of design, the 1532 Harrison Coliving project is organized into 28 individual “Coliving Houses”—groupings of 5 to 10 “Private Suites” clustered around generous shared living spaces. Each Coliving House would be master leased to a Coliving Group as a whole unit. Coliving, unlike traditional SRO housing, is consciously designed to maximize shared amenity and living space while still providing individual “Private Suites” (with small bathrooms and kitchenettes) that may serve as independent living spaces if desired. For example each Coliving House at 1532 Harrison shares a generous kitchen, dining and living space, as well as laundry. Coliving Housing is also regulated by a different use definition in the Planning Code; it is defined as Group Housing, not an SRO use. Another key difference between SROs and Coliving is management. Coliving homes are managed to actively encourage resident interaction by an integrated system that takes advantage of new technology to make cost sharing and group renting easier than conventional apartment leases. Finally, the culture of the Coliving movement is based on the values of maximizing lifestyle choice via the shared economy. Unlike many SROs, Coliving homes are not a “residence of last resort,” but an affirmative (and affordable) lifestyle decision—especially for the City’s shrinking middle income demographic.

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### I'm interested in living here, how can I find out more?

If you are interested in joining a Coliving group at 1532 Harrison, please contact our partners at [OpenDoor](#). We can also add you to a list of interested people on our website so you can meet others who want to join.

### Schedule and Planning Process

#### What is the process for approvals?

We submitted our PPA application with the San Francisco Planning Department in December 2013 and were assigned an environmental (CEQA) planner in June 2014. The CEQA review process may take up to a year to complete. The project also requires a Conditional Use (CU) authorization, which can only happen after our CEQA process is complete. The earliest we can imagine receiving approval from the Planning Commission is February 2016. For more information on what we are proposing [click here](#).

#### How long will the approvals process take?

The process may take between 9 to 12 months from the start of the CEQA Review.

#### How long will it take to construct the building?

Construction of the actual buildings is estimated to take approximately 18-20 months from the start of construction, which would, at the earliest, commence in June 2016.

### Project Program and Design

#### What is Eagle Plaza? What is Eaglet Plaza?

Recognizing that the Western SOMA Task Force and Eastern Neighborhoods Citizen Advisory Committee have identified 12th Street as a “priority greening opportunity,” we are collaborating with UP Urban to create a public plaza in collaboration with the community, Planning Department staff and the District 6 Supervisor’s office. UP Urban is a non-profit dedicated to creative public placemaking. The proposed plaza would be located on 12th Street from Harrison to Bernice Street. This is an opportunity for the surrounding community to get involved in the design of this proposed public open space. From initial conversations with community members there was an interest in creating a temporary or interim plaza at this location, Eaglet Plaza. UP will be working with neighbors and the City to get feedback on the design of an interim or “pop-up” public plaza tentatively called “Eaglet Plaza”. If you are interested in being involved in either the temporary or permanent plaza or just want to learn more please contact Hannah Smith at [UP Urban](#).

#### How much parking?

If we pursue the Coliving plan there will be parking for a van, carshare and more than 1:1 bicycle parking. If we pursue the conventional housing plan we will be parking per Planning Code at approximately .75 spaces per unit or approximately 79 spaces.

### Are there any BMR units?

If we pursue the conventional housing option there would be 19 Below Market Rate units onsite or 16%, as required by the Inclusionary Housing Ordinance. Coliving is a Group Housing designation and would not require Below Market Rate units, but would be affordable by design. We expect the cost to be less than that of a typical studio apartment.

### Will the project be green/sustainable?

Sustainability is a philosophy that we as a company live by and incorporate into all of our projects. We design places that are sustainably designed in many ways, whether it is creating in projects 1:1 bicycle parking, onsite stormwater management systems, greening of sidewalks to the use of materials and building projects near transit corridors. Being sustainable goes beyond meeting LEED, GreenPoint Rated or local and state requirements, it is incorporated into every aspect of project design and how we run our business.

### Will they be condos or rental?

The intent of the project is for it to be rental and is being designed to the highest level of design standards.

### How will the new project affect traffic in the area?

The project’s transportation impacts were studied under the newly adopted Western SOMA EIR, and will be contributing substantial impact fees to pay for system and neighborhood transportation improvements. With our special Coliving tenant focus and close proximity to BART and MUNI, we anticipate public transportation, bicycle and car sharing to be the predominant means of travel for residents.

### We are concerned about more residential affecting existing nightclub uses. What will the owner do to safeguard existing night time uses?

It is important that we preserve the existing neighborhood nightclub and bar uses as they bring vibrancy to the surrounding community. From day one we have collaborated with the adjacent Eagle bar and have incorporated recommendations from them and others on the project. In addition we have met with the 11th Street nightclub and restaurant owners to garner their feedback. We are funding studies of the area and how the building can best fit into the neighborhood’s mix of uses. For future residents, we are designing the best of acoustical insulation as well as giving new windows an interesting but not intrusive view.

### Will there be a commercial or retail space in the building? What will it be?

There is a small commercial space planned on the ground floor of the building. We do not yet have a tenant selected, but would like to have a retailer who would be an asset to the neighborhood. As the space looks onto a proposed new public park, we anticipate a neighborhood scaled meeting place with food and coffee. We would love your feedback on ideas for the retail space and have already received interest from a local bicycle merchant.