

# 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, hiring help and spreading the costs across their CoLiving group for savings. Most CoLiving homes are organized around shared interests, passions or projects, transforming a regular home into a supportive environment for shared pursuits. Finally, CoLiving applies technology to make sharing costs and space easier and more transparent. Our goal is to build a market-rate project that is affordable to middle class residents without public subsidies.

### Who typically lives in 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., musicians). Informal shared housing—a version of CoLiving—has been happening 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 counter-cultural into the mainstream, offering the benefits of the shared economy lifestyle to all.

### What’s 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. 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. Unlike CoLiving, SRO rooms are generally not organized into “houses” with shared community living, dining and kitchen facilities. San Francisco still has hundreds of SRO hotels that are home to more than 30,000 tenants. They are specifically defined (and carefully regulated) in both the City’s Administrative and Planning Code.

CoLiving housing is different from SRO housing 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. The shared space includes a large kitchen, dining and living space, as well as a laundry room. Each CoLiving

House would be master leased to a CoLiving Group as a whole unit. Unlike traditional SRO housing, CoLiving is consciously designed to maximize shared amenities and living space while still providing individual “Private Suites” (with small bathrooms and kitchenettes) that can operate as independent living space if desired. CoLiving Housing is regulated by the “Group Housing” definition in the Planning Code, not by the “SRO” or “dwelling unit” definitions.

Another key difference between SROs and CoLiving is management. CoLiving is managed to actively encourage resident interaction through 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.

### If I am interested in living at 1532 Harrison, 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 and form a CoLiving House.

## 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 expect to appear before the Planning Commission for approval 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 CEQA Review, or from June 2014.

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

Construction of the building is estimated to take approximately 18-20 months from the start of construction, which would, at the earliest, commence in July 2015.

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### Project Program and Design

#### Is it consistent with the Western SOMA Plan?

The project was designed to be consistent with the Western SOMA Plan, including all height, massing and open space requirements. In addition, we've followed the recommendations of the Western SOMA Task Force and Eastern Neighborhoods Citizen Advisory Committee to break up the scale of the site with new green "laneways" that will connect Norfolk to 12th Street.

#### What is Eaglet Plaza? Will it grow into Eagle Plaza?

Recognizing that both the Western SOMA Task Force and Eastern Neighborhoods Citizen Advisory Committee have identified 12th Street as a "priority greening opportunity," we are collaborating with **StartUPublic Space**, a local non-profit, our neighbors at the Eagle, and the Planning Department's Pavement to Parks Program, to transform a 12,710-SF portion of 12th Street near Harrison into a new public plaza and green space. Based on our initial conversations with the community, there seems to be interest in starting with a temporary "pop-up" plaza to test the street closure, design and programming ideas. This temporary phase we are calling "Eaglet Plaza." If there is a positive reception, we will work closely with StartUPublic Space, the owners of the Eagle, and our neighbors to make the plaza permanent—transforming it into Eagle Plaza. To learn more and get involved, please **contact Hannah Smith** at StartUPublic Space.

#### How much parking?

If we pursue the CoLiving plan there will be parking for a van, carsharing 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?

The Planning Code does not require Group Housing to provide Below Market Rate (BMR) units. It is important to note, however, that the whole purpose of the CoLiving design is to provide a more affordable market-rate alternative to the typical studio apartment. Our business plan is to serve the "missing middle," which the City's current rental BMR program fails to do. If we decide to pursue the conventional housing option we would provide 16%, or 19, of the proposed 119 dwelling units as permanently affordable low-income BMR units, as required by the Inclusionary Housing Ordinance.

#### Will the project be green/sustainable?

Sustainability is a philosophy that we incorporate into all of our projects, whether it is providing 1:1 bicycle parking, providing onsite stormwater management systems, greening of sidewalks or building near transit corridors. We will be seeking Greenpoint Certification for the project. A link is to Greenpoint provided [here](#).

#### Will they be condos or rental?

We are planning for the project to be rental.

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

The project's transportation impacts were studied under the newly adopted Western SOMA EIR. In addition, we will be contributing over \$2.5 MM in impact fees, a portion of which will be dedicated to neighborhood transportation improvements. With our special CoLiving housing type 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?

We are deeply committed to preserving the existing neighborhood nightclub and bar uses. From day one we have collaborated with the owners of the Eagle and have incorporated their recommendations into our project design. In addition we have met with the 11th Street nightclub and restaurant owners to garner their feedback. We are funding several technical studies to ensure that our building doesn't conflict with surrounding uses. For example, we have retained Charles Salter Associates to design and implement noise reduction features to provide appropriate acoustic insulation between future tenants and existing neighboring night time uses.

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

There is a small neighborhood commercial space planned on the ground floor of the building, directly across from the Eagle. We do not yet have tenants selected, but would like to select small businesses who would contribute to the neighborhood. We would love your suggestions for potential tenants and have already received interest from a local bicycle merchant.