

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 a 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 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., 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’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 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.

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 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](#).

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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 actual building 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 StartUP Public Spaces, 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 or “pop-up” plaza first 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 StartUP Public Spaces, the owners of the Eagle and our neighbors to make the plaza permanent—and see it grow into Eagle Plaza. To learn more and get involved, please [contact Hannah Smith](#) at StartUP Public Spaces.

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?

Given Coliving’s Group Housing designation in the Planning Code, no Below Market Rate (BMR) units would be required. It is important to note, however, that although no BMR units would be provided the economic efficiencies inherent in the Coliving design would provide a more affordable alternative to the typical studio apartment. If we pursue a conventional housing option we would need to provide 16% of the total units, or 19 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 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. We will be contributing over \$2.5 MM in impact fees to pay for neighborhood transportation and public realm improvements. With our special Coliving 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?

We are committed to preserving 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 have funded several technical studies to ensure that our building is designed to fit into the neighborhood’s mix of 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 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.