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February 24, 2009

Alicia Esterkamp
Principal
San Francisco Waterfront Partners, LLC
Pier 3, Suite #103
San Francisco, CA 94111

Re: 8 Washington Mixed Use Project

Dear Ms. Esterkamp:

The San Francisco Housing Action Coalition (SFHAC) is pleased to offer our support for your proposed mixed-use residential project at 8 Washington Street. Our Endorsement Committee believes the proposed project has many merits and has great potential to contribute to SFHAC's mission of increasing the supply of well-designed, well-located housing that conforms to good urban design principles and meets the needs of present and future San Franciscans.

As discussed at our Endorsements Committee Meeting, the SFHAC offers the following comments regarding your proposed project:

- The SFHAC strongly supports your providing 28,000 square feet of privately maintained public open space and a pedestrian opening on Jackson Street that will help activate the waterfront.
- The SFHAC encourages you to expand public bicycle parking on the project site.
- The SFHAC is interested to know when the environmental review will be complete and what impact it will have on how much parking will be provided.
- The SFHAC is also interested in learning more about the specific housing design elements as they emerge.

Although the project is not yet complete enough to be considered for final endorsement, the proposed project meets our endorsement criteria in the following ways:

Project Size:
Your proposed project involves the construction of 140 to 170 residential units.

Land Use:
The proposed mixed-use, residential development is an entirely appropriate use of the site given the surrounding context. The project will develop the existing surface parking lot into mixed-use housing, a key goal of ours.

Density:
The project proposes 140-170 housing units. It would also provide 28,000 gsf of public open space, and 22,000 gsf of restaurant/retail space. This furthers the City's goal of establishing residential uses in the downtown area that contribute to the neighborhood's livability and vitality.

Affordability:
The project complies with the City's inclusionary ordinance by providing 15 to 20 percent below-market-rate housing units in District 3.

Transit Orientation and Parking:
Your project proposes 1:1 parking, which is the maximum under SFHAC guidelines, but, considering the location, a missed opportunity. The site will have approximately 140 -170 residential parking spaces, plus 250 spaces for the public. The SFHAC has concerns that this is too much parking given the transit rich location of the project site. The proposed project is within walking distance to major transit lines, including Embarcadero BART, MUNI and ferries.
With the high cost of parking adding to the overall expense of the project, reducing parking not only adds to the livability of the project, but also to its financial success. When appropriate, SFHAC would like to know how access to the parking garage will work and we would like to encourage you to engage in additional work to minimize impact on street traffic.

We encourage you to consider providing plug-in spots for hybrid and electric vehicles and additional car share spaces.

Design:
The proposed project promotes the principles of excellent urban design and is generally transit-oriented. The SFHAC supports your goal to protect the pedestrian realm with an active ground floor use. The design's style, scale and façade are quite compatible with the existing neighborhood character.

Preservation:
There are no historic issues related to the project site.

Greening and Energy Efficiency:
The SFHAC is pleased that the proposed project would feature energy efficient and environmentally friendly construction techniques and materials, including

green roofs over a significant portion of the residential building, and that the architect intends to seek LEED Gold certification.

Community Input:
The SFHAC is impressed with the extensive community outreach that has occurred to date, including meetings with numerous neighborhood organizations and other interested parties. We are aware of the opposition to the project from some elements of the community and the SFHAC encourages your project team to continue the dialogue in an attempt to narrow your differences.

Thank you for submitting your project to the SFHAC Endorsement Committee. Please keep us abreast of any changes or updates with this project. We would like to continue our discussion that began at our January 28th Endorsement Committee Meeting, with the goal of our being able to give the project our unqualified endorsement.

Sincerely,

Tim Colen, Executive Director