



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 1545 Pine Street

Project Sponsor: Trumark Urban

Date of SFHAC Review: September 24, 2014

Grading Scale:

1 = Fails to meet project review guideline criteria

2 = Meets some project review guideline criteria

3 = Meets basic project review guideline criteria

4 = Exceeds basic project review guideline criteria

5 = Goes far beyond of what is required

Criteria for SFHAC Endorsement:

1. The project must have been presented to the SFHAC Project Review Committee;
2. The project must score a minimum of 3/5 on any given guideline.

<i>Guideline</i>	<i>Comments</i>	<i>Grade</i>
Land Use	The project will build 103 for-sale homes above ground floor retail at a site currently occupied by vacant commercial buildings.	5
Density	The project takes advantage of the building envelope while respecting the adjacent property line and offering a good mix of units.	5
Affordability	The development will provide 12 below-market-rate units on site, equating to 12 percent.	4
Parking and Alternative Transportation	The site is located next to several Muni bus lines and a busy bicycle corridor. The total amount of parking spaces seems excessive. We support the car share and bicycle parking spaces provided.	3
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be affected by this development.	N/A
Urban Design	The project will significantly enhance the vitality of Pine Street and Austin Alley. Street lighting and significant landscaping will improve the pedestrian experience.	5
Environmental Features	The project sponsor plans to incorporate various features that will improve the energy of efficiency of the building and help conserve water.	4
Community Input	Trumark Urban has been exceptional in engaging the community and has received unanimous support from the Lower Polk Neighborhood Association.	5
Additional Comments		N/A
Final Comments	The SF Housing Action Coalition endorses the proposed project without reservation.	4.4/5

Please see attached letter for further explanation.