



## San Francisco Housing Action Coalition (SFHAC) Project Report Card

**Address:** 1700 Market Street

**Project Sponsor:** 1700 Market Street LLC

**Date of SFHAC Review:** May 14, 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>
<b>Land Use</b>	The proposed project is located in a transit-rich neighborhood near numerous neighborhood amenities and jobs.	5
<b>Density</b>	The project maximizes density, with 48 new homes on an irregularly shaped lot.	5
<b>Affordability</b>	The small units in this car free project would be affordable-by-design and within reach of residents earning the area-median income. There is no decision yet on providing the BMRs on-site or paying the fee.	4
<b>Parking and Alternative Transportation</b>	The project would be car-free, with 1:1 bicycle parking in close proximity to numerous transit options and bicycle lanes.	5
<b>Preservation</b>	There are no structures of significant cultural or historic merit on or near the site.	N/A
<b>Urban Design</b>	Our Committee supports the overall design and the plans for open space. The project will be a welcome presence at this location and will activate the intersection and Haight Street.	5
<b>Environmental Features</b>	The presentation to our Committee did not cover the environmental features but the Project Sponsor has expressed they will meet or exceed the current 2013 Green Point requirements.	N/A
<b>Community Input</b>	The Project Sponsor met with the Hayes Valley Neighborhood Association (HVNA) twice and Supervisor Breed's office. They've also worked with the SF Bicycle Coalition to improve bike parking.	5
<b>Additional Comments</b>	Since our first presentation, you have altered the project so it includes 13 one-bedrooms, as opposed to all studios. After a second iteration, it now includes 26 studios and 22 one-bedroom units.	N/A
<b>Final Comments</b>	The SFHAC endorses this project.	4.8/5

*Please see attached letter for further explanation.*