



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 1554 Market Street

Project Sponsor: Trumark Urban

Date of SFHAC Review: December 10, 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	This is an excellent site for new housing, close to jobs, transit, and neighborhood amenities. It consists of two independent, 120-foot-tall buildings with 4,760 square feet of ground-floor retail and underground parking.	5
Density	The project maximizes the building envelope with 109 new condos, including a mixture of one- and two-bedroom units.	5
Affordability	The project includes 13 on-site below-market-rate homes (12%). The design includes fewer high-end-amenities, so HOA fees will be kept within financial reach of the BMR owners.	4
Parking and Alternative Transportation	The project includes a low 0.25:1 car-parking ratio, which we applaud. We encourage you to increase bike parking above 1:1 and to consider implementing a transportation demand management program.	4
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be affected by this project.	N/A
Urban Design	The project will significantly improve the street experience by incorporating active ground-floor retail and street landscaping. We encourage the project sponsor to explore the possibility of providing more open space.	4
Environmental Features	We encourage that you to consider ways to reduce the project's footprint. We suggest installation of individual water sub-metering for the units since it is likely to become mandatory soon.	3
Community Input	The project sponsor has done exemplary outreach by meeting with the Hayes Valley Neighborhood Association several times, incorporating their feedback into the design.	5
Additional Comments		N/A
Final Comments	The SFHAC endorses the project subject to our suggestions regarding increased bike parking.	4.3/5

Please see attached letter for further explanation.