



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

**Address:** 1532 Harrison Street

**Project Sponsor:** Build Inc.

**Date of SFHAC Review:** July 15, 2015

**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>	A surface parking lot that's used for the nearby BMW auto dealership currently occupies the site. Housing is a much better use.	5
<b>Density</b>	The project takes full advantage of the building envelope. The project will also take advantage of the contaminated soil and excavate five feet below grade to add another floor of housing.	5
<b>Affordability</b>	The project will include approximately 23 below-market-rate (BMR) units on site, 16 percent of the total unit count. The added density also resulted in more BMRs.	4
<b>Parking and Alternative Transportation</b>	The site is well served by transit and will pursue GreenTrip Certification. We would prefer one bike parking space per bedroom and the as-of-right 0.5 car spaces per unit.	4
<b>Preservation</b>	There are no structures of significant cultural or historic merit on or near the site that would be affected by the proposed project.	N/A
<b>Urban Design</b>	Our members were very supportive of the laneways between the buildings and the in-kind payment to create the pedestrian-oriented Eagle Plaza.	5
<b>Environmental Features</b>	The project seeks GreenTrip certification and will activate a portion of the rooftop with solar panels. We hope the project achieves at least LEED Gold rating.	4
<b>Community Input</b>	Our members believe the project sponsor has been thorough in reaching out and engaging the community on the project. We're particularly supportive of the work done with the Eagle Tavern.	5
<b>Additional Comments</b>	Our members were quite enthusiastic about the earlier group housing proposal. It's unfortunate that design could not be pursued.	N/A
<b>Final Comments</b>	The SF Housing Action Coalition endorses the proposal for 1532 Harrison Street, with the one reservation about parking.	4.6/5

*Please see attached letter for further explanation.*