

Project Address: 1433 Bush Street

Project Sponsor: JS Sullivan Development

Date of SFHAC Review: April 13, 2016

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 what is required

Criteria for SFHAC Endorsement

1. The development 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 site is currently underutilized. Housing is a significantly better use, considering it's proximity to jobs, housing and transit.	5
Affordability	The project sponsor has elected to provide the below-market-rate (BMR) units on-site. Six of the units, or 12 percent, will be permanently affordable. We encourage the project team to explore using the Inclusionary "dial", which would allow more BMRs at a greater range of incomes, should that option be available.	3
Density	Our members are pleased the current plans have increased the density and unit count of the project. The development that was first entitled in 2014 had only 32 units. This proposal includes 47 one- and two-bedroom units.	5
Community Input	Our members believe the project sponsor has done an adequate job of community outreach. However, we encourage further engagement with residents in the neighborhood, as this may result in a better project.	3
Urban Design	The current plan is an improvement from the original version. Moving the core of the building to the center will result in a better design. Our members are also pleased that the the existing curb cuts will be removed. We encourage the project team to confirm their building code assumptions, as this is a small site. The quality of the finishes and building's careful detailing, as well as the efforts to activate both Bush and Fern Streets, are to be commended.	5

Parking & Alternative Transportation	The site is well-served by transit as it's located between the Van Ness corridor and the Polk Street bike lane. The project will provide a low car parking ratio, with only eight total spaces. The current plans are for one bicycle parking space per unit. We strongly encourage that ratio be increased to one space per bedroom. Although the project sponsor is not required to provide car share, we would encourage at least one devoted space.	4
Environmental Features	The project will be Green Point Rated. SFHAC would encourage stronger environmental features that further green the building, especially increasing water conservation.	3
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be impacted by the proposed project.	N/A
Additional Comments	There are no comments to add.	N/A
Final Comments	The SFHAC endorses the proposed project at 1433 Bush Street without reservation.	4/5