



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 1515 South Van Ness Avenue

Project Sponsor: Lennar Multifamily Communities

Date of SFHAC Review: November 11, 2015 and February 24, 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 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 would demolish the existing vacant McMillan Electric building and construct 157 rental homes with ground-floor trade shops and subterranean parking for 82 cars.	5
Density	The project maximizes the building envelope and provides 157 relatively small homes, ranging between studios and two-bedroom units.	5
Affordability	The current plan is to make 12 percent of the units below-market-rate, but the project sponsor is exploring how to increase that.	3
Parking and Alternative Transportation	The site is very transit-rich and will provide a low car-parking ratio of about one 0.5 spaces per units, a high bike-parking ratio and three car share spaces.	5
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
Urban Design	The building has improved since our first review. We'd like the 26 th /South Van Ness corner to be more in keeping with the rest of the building. See letter for comments about the courtyard entrance.	4
Environmental Features	The project will adhere to the San Francisco Green Building Ordinance. We encourage more features that would further green the building, particularly addressing water conservation.	3
Community Input	The project sponsor has made a good-faith effort to engage the community on the project and respond to their feedback and concerns.	5
Additional Comments	We'd like to thank the project sponsor for responding to our feedback from our first meeting and presenting their plans to us a second time.	N/A
Final Comments	SFHAC endorses the project, with the minor reservations about urban design.	4.3/5

Please see attached letter for further explanation.