

Project Address: 430 Main Street

Project Sponsor: Tidewater Capital

Date of SFHAC Review: April 27, 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	A storage warehouse and small commercial space currently occupy the lot. The space is underutilized with several blank walls. Housing is a significantly better use, considering the site's proximity to jobs, transit and neighborhood amenities.	5
Affordability	The rental project is currently planned to include 17 below-market-rate (BMR) units, or 12 percent of the total unit count. The project sponsor should consider using the inclusionary "dial", which would allow for more BMRs at a great range of incomes, should that option be available to them.	3
Density	The building will provide 144 dense homes, averaging about 670 square feet, with a mix of studios, one and two-bedrooms. Our members feel the plans make efficient use of this narrow lot and take advantage of the building envelope.	5
Community Input	The project team stated they've met with most of the homeowner associations within four blocks of the site. The primary concern expressed from residents has been increased traffic as a result of new residents moving to the neighborhood. Our members encourage the project sponsor to continue their outreach and respond to any legitimate feedback that can readily be accommodated. With that said, SFHAC does not encourage parking above the as-of-right ratio, regardless of community concern.	5

Urban Design	SFHAC's members believe the project team has designed an attractive building on a challenging, narrow lot. Per the Rincon Hill Plan, the sidewalks along Main Street will be widened, helping to create a significantly better pedestrian experience. A couple of people brought up concerns over the ground floor townhomes along Beale Street and finding ways to encourage more active ground-floor uses.	5
Parking & Alternative Transportation	The current plan has too much car parking and not enough bike parking, especially given its location. SFHAC strongly encourages one bike parking space per bedroom in new projects. The car parking ratio should also be brought down below 0.5 spaces per bedroom. We understand your current plan of 101 spaces is in response to neighborhood concern over traffic, but increasing the parking works against San Francisco's transit-first policy. SFHAC supports new development that encourages people to get around with alternative modes of transportation, other than a private automobile.	3
Environmental Features	The project has not revealed any concrete plans, but stated they would meet at least LEED Silver or an equivalent grading system. SFHAC encourages stronger features that further green the building, particularly those that address water conservation and recycling.	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.	
Final Comments	The SFHAC endorses the proposed project at 430 Main Street, with the reservations about car and bike parking.	4.1/5