

Project Address: 719 Larkin Street

Project Sponsor: JS Sullivan Development

Date of SFHAC Review: February 22, 2017

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

Guideline	Comments	Grade
Land Use	The site, located at the corner of Larkin and Olive Streets, is currently occupied by a one-story building consisting of several commercial spaces. High-density housing is a much better use of the land.	5
Affordability	The rental project will include the below-market-rate (BMR) homes on-site. 14.5 percent of the homes will be BMRs.	3
Density	The plans take advantage of the building envelope by providing 42 one-bedroom units. One member did note that the units are on the larger side and it may be beneficial to provide a range of unit types instead.	4
Community Input	The project sponsor has worked diligently with the Lower Polk and Middle Polk Neighborhood Associations. They've specifically focused on activating Olive Street, currently a derelict alley.	5
Urban Design	We appreciate the efforts to remove the transformer along Olive Street and the focus on street activation. However, our members feel more can be done to enhance Olive Street and make the ground floor welcoming to residents and pedestrians. We encourage the project sponsor to focus on the landscaping and hardscaping of the alleyway.	3
Parking & Alternative Transportation	We support the plans to make this project car-free. This site is within walking distance to numerous neighborhood amenities and job centers. It's also close to the Polk Street bicycle corridor. This is the type of housing that promotes San Francisco's transit-first policies.	5

Environmental Features	There are no concrete plans to enhance the building with green features or water-conservation programs. We would support greater efforts being made to reduce the building's carbon footprint and either recycle or reduce water use.	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 San Francisco Housing Action Coalition endorses the proposed project at 719 Larkin Street, with the reservation about the lack of streetscape improvements.	4.0/5