

Project Address: 301 6th Street

Project Sponsor: Sixth Street Associates, LLC

Date of SFHAC Review: April 12, 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

<i>Guideline</i>	<i>Comments</i>	<i>Grade</i>
Land Use	The site is currently occupied by an auto shop and surface parking lot. Considering its proximity to jobs, transit and neighborhood amenities, high density housing is a significantly better use of the land.	5
Affordability	The project sponsor will provide the below-market-rate (BMR) homes on-site. Thirteen-and-a-half percent of the homes will be priced at 55 percent of the Area Median Income.	3
Density	The building could conceivably accommodate more homes with a different unit mix. However, our Committee feels this project strikes an appropriate balance.	3
Community Input	The project sponsor and their team has done a thorough job of engaging the surrounding neighbors and various organizations. These include SOMA Filipinas, United Playaz, Gene Friend Recreation Center and Supervisor Kim's Office. SFHAC strongly encourages them to continue speaking with these stakeholders as the project works its way through the approval process.	5

Urban Design	Our members feel the project team has made a strong effort to improve the sidewalks and maximize the functionality of the ground floor retail. We appreciate how the retail wraps around to Shipley Street, which will help activate that alleyway. The use of the panels to close off the glass at night is also thoughtful. There was discussion around reducing the building height from the allowable 85-feet to 82-feet. We understand this was done in response to shadowing Gene Friend Recreation Center. However, that lot is planned to be developed in several years, so a shadow would be a non-issue then. Building up to the allowable 85-feet may enable a taller ground floor.	5
Parking & Alternative Transportation	The project sponsor seeks to exceed the as-of-right parking ratio of one space per four homes with an exception as part of the Large Project Authorization entitlement. The planned ratio is about 0.44 spaces per home, 37 total spaces. We would prefer less. However, we recognize there will be a net loss of parking spaces at this site as a result of this project getting built. Finally, we encourage the project sponsor to provide more bicycle parking spaces. This site is near multiple transit and bicycle lines.	3
Environmental Features	The building will include rooftop solar panels, grey water piping and permeable surfaces. However, these are all required under current codes. The project sponsor stated they are exploring implementing a green wall, but have not committed to it. Our Committee recognizes San Francisco in particular has strong requirements around requiring green features in new residential buildings and that these are challenging to exceed.	3
Preservation	There are no features of historic or cultural merit on or near the site that would be impacted by the proposed project.	
Additional Comments	There are no comments to add.	
Final Comments	The San Francisco Housing Action Coalition endorses the proposed project at 301 6th Street, with the minor reservation about parking.	3.9/5