



## San Francisco Housing Action Coalition (SFHAC) Project Report Card

**Address:** 75 Howard Street

**Project Sponsor:** Paramount Group

**Date of SFHAC Review:** June 24, 2015

**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.

Guideline	Comments	Grade
<b>Land Use</b>	A 550-space parking garage currently occupies the site. Housing is a much better use of the land and would enliven the neighborhood.	5
<b>Density</b>	Our members strongly preferred a taller building, which, sadly, was not politically feasible in the current climate. Both the density and unit sizes are reasonable.	4
<b>Affordability</b>	The project team previously proposed a taller project that would have provided greater affordability and community benefits. But that option could not be pursued, so it will pay the <i>in-lieu</i> fee.	3
<b>Parking and Alternative Transportation</b>	The site is in a transit-rich location. Building the project will result in a net-loss of over 400 parking spaces. However, we would prefer reducing car parking to the as-of-right ratio of 0.5:1.	4
<b>Preservation</b>	There are no structures of significant cultural or historic merit on or near the site that would be affected by the proposed project.	N/A
<b>Urban Design</b>	The project will improve the ground floor experience for pedestrians. Our members believe the building would be improved if it were taller as it blends in too well with the skyline.	4
<b>Environmental Features</b>	The project will be greener than many others review. It will incorporate grey- and black-water systems and targets LEED Platinum. We suggest individual water metering for the units.	5
<b>Community Input</b>	The project team has engaged with the public for years and has gone through several design revisions as a result.	5
<b>Additional Comments</b>	Unfortunate opposition to increased height for the building has prevented the project from delivering enhanced community and affordability benefits.	N/A
<b>Final Comments</b>	Although there are clearly missed opportunities for this project, those are due to circumstances beyond the project team's control. We endorse the project, with the one reservation about parking.	4.3/5