



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

**Address:** 1288 Howard Street

**Project Sponsor:** Worldco Company, LLC

**Date of SFHAC Review:** December 10, 2014

**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>
<b>Land Use</b>	A gas station and strip mall currently occupy this site. Transit-, bike- and walking-oriented housing is a much better land use. It brings residents close to jobs and neighborhood amenities.	5
<b>Density</b>	The project maximizes density by merging five lots to create a two-building mixed-use development providing 125 new homes, including a mix of studio, one-bedroom and two-bedroom units.	5
<b>Affordability</b>	The project will provide 15 below-market-rate homes on-site, or 12 percent of the units.	4
<b>Parking and Alternative Transportation</b>	The project is within easy walking distance of BART, several MUNI lines and excellent bike routes. It is an early adopter of the City's new transportation demand management program, however, the project would be improved by increased bike parking.	4
<b>Preservation</b>	There are no structures of significant historic or cultural merit on or near the site that would be affected by the project.	N/A
<b>Urban Design</b>	The design responds well to its two zoning height districts. We urge increased activation of the mid-block passage by adding lighting and street furniture. The Natoma Street frontage should add building entrances to encourage more pedestrian activity.	4
<b>Environmental Features</b>	The SFHAC would like to see more programming on the roof deck for environmental measures, since it cannot count towards the building's open space. Also consider installation of individual water sub-metering.	3
<b>Community Input</b>	The project sponsor has been thorough in engaging the community on their proposal and listening to their feedback.	5
<b>Additional Comments</b>		N/A
<b>Final Comments</b>	The SFHAC endorses the proposed project and encourages the project sponsor to implement our recommendations.	4.3/5

*Please see attached letter for further explanation.*