



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 988 Harrison Street

Project Sponsor: Workshop1

Date of SFHAC Review: September 9, 2015 and February 24, 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 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>
Land Use	The project would replace a gas station with 100 homes, ground-floor retail and subterranean parking for 73 cars.	5
Density	The project was reduced from 112 units to 100 since it was first presented to us. The plans take advantage of the building envelope and provide studios, one- and two-bedroom homes.	5
Affordability	The project would provide the baseline Inclusionary requirement of 12 percent on-site. We encourage the project sponsor to use the inclusionary “dial” if it’s available.	3
Parking and Alternative Transportation	The building basically meets the as-of-right parking ratio of 0.75 spaces per unit. We would prefer less, but support the decision to provide 134 bike parking spaces.	4
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
Urban Design	The project has improved significantly since we first reviewed it. The massing was broken up and the landscaping and bulb-out on the streetscape will encourage active pedestrian use.	4
Environmental Features	The project sponsor will adhere to the City’s basic requirements, but has not referenced any concrete plans. We encourage programming that in particular addresses water conservation.	3
Community Input	That project sponsor presented to our Project Review Committee twice and tried to reach out to the community, which is generally pretty quiet when it comes to new housing projects.	5
Additional Comments	There are no comments to add.	
Final Comments	The SF Housing Action Coalition endorses the proposed project at 988 Harrison Street without reservation.	4.1/5

Please see attached letter for further explanation.