

Project Address: 1726 Mission Street

Project Sponsor: Sustainable Living, LLC

Date of SFHAC Review: June 22, 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 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 building that currently occupies the site is abandoned, making it highly underutilized. Housing is a significantly better use, particularly given its proximity to transit, jobs and neighborhood amenities.	4
Affordability	The project sponsor has stated that the below-market-rate units will most likely be located on-site. It is expected 16 or 17 percent of the homes will be subsidized. We would support any efforts that could be made to increase those percentages.	3
Density	Our members believe the project sponsor has utilized the building envelope effectively. It is unlikely more well-designed homes could be accommodated in the building unless they were on the ground floor.	4
Community Input	It is our members' impression that the project sponsor has done an adequate job of reaching out to neighbors, particularly those within the immediate vicinity of the site. We encourage additional community outreach, however.	3
Urban Design	We appreciate how the architect has designed the light courts and are especially supportive that the project has achieved a 25 percent rear yard setback, which is usually very difficult to do at most sites in San Francisco. Some of our members said that that they would prefer the building to be a bit more contextual with the surrounding neighborhood, but there was no consensus on this.	4
Parking & Alternative Transportation	We would prefer more bike parking and less car parking in the building. Typically, we encourage one bike parking space per bedroom. Given the site's proximity to the 16th Street BART Station and neighborhood amenities, the car parking count should be reduced.	3

Environmental Features	The project sponsor has stated they will meet the City's Green Point Rating System. We encourage the project sponsor to incorporate additional features to green the building, especially water conservation and recycling.	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 1726 Mission Street, with the minor reservation above regarding excessive parking.	3.4/5