

Project Address: 75 Arkansas Street

Project Sponsor: Equity Community Builders

Date of SFHAC Review: July 27, 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	This is an excellent location for student housing, especially considering the site's proximity to the California College of the Arts campus. The parcel is currently underutilized with a one-story warehouse.	5
Affordability	Our members are pleased to finally see more housing designated for students in the pipeline. The housing is designed to be as affordable as possible for students. This kind of project will also help relieve pressure on students having to compete for housing on the open market. Student housing is not subject to the inclusionary ordinance, so this building will not include any subsidized units.	5
Density	The project sponsor has maximized the building's envelope and proposed 228 students, incorporated in two- and four-bedroom units, throughout the building.	5
Community Input	The project sponsor has actively reached out to various groups in the Potrero Hill neighborhood, including the Potrero Boosters, Friends of Jackson Park, Eastern Neighborhood Citizens Advisory Committee, and nearby music venues, among others. Ron Miguel confirmed that "they've been all over the place."	5
Urban Design	Our members appreciate the attention that has been given to the street level, as well as the coordination with the adjacent building at 88 Arkansas Street. The pedestrian experience will be improved significantly with the delivery of these two buildings. Ron Miguel also mentioned that the building's design has improved since its first iteration. However, our members still think improvements can be made.	4

Parking & Alternative Transportation	We applaud the decision to not provide any car parking. However, the building is drastically underserved by bicycle parking. Given that it's likely students will use their bicycles as a primary mode of transportation, we believe the project needs at least one space for each student. We also encourage more Class II spaces and for the project sponsor to examine incorporating a Bike Share station and CarShare spaces.	3
Environmental Features	We support the project sponsor's decision to include PV rooftop solar and we approve of the sun shading. The building will achieve Gold under the GreenPoint rating system.	4
Preservation	There are no structures of significant cultural or historic merit at or near the site that would be impacted by the proposed project.	N/A
Additional Comments	We want to emphasize the importance of the project's being built without delay, as it must be delivered on CCA's school calendar. A delay could result in a whole year of 228 students having to compete on the open market for housing in order to attend the University.	N/A
Final Comments	The San Francisco Housing Action Coalition endorses the proposed project at 75 Arkansas, with the one reservation about the lack of bike parking.	4.4/5