

Project Address: 450 O'Farrell Street

Project Sponsor: 450 O'Farrell Street Partners, LLC & The Fifth Church of Christ, Scientist

Date of SFHAC Review: 4/18/2018

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

Guideline	Comments	Grade
Land Use	After reviewing the 450 O'Farrell Street team's plans, the committee was satisfied with their decision to replace a functionally obsolete building with a mixed-use building. The proposed building maximizes height and stories at 130 ft. and 13 stories, respectively. Most importantly, it generates 176 high-quality, well-located homes. In the context of a housing shortage, this is an appreciable number for one site.	3
Affordability	The proposed plans offer 16% affordability (28 out of 176 units), fulfilling the high bar set by San Francisco's zoning requirements.	3
Density	At 13 stories and 176 homes, this project represents a significant contribution to the density of the area. However, 450 O'Farrell Street does not employ density bonuses to further augment this density. The committee places a strong premium on usage of the local or state density bonus programs.	3
Community Input	The project team intentionally engaged in a 2 year community outreach process, which included both public and private meetings with 36 community-based organizations, 28 faith-based organizations, 57 small businesses, and 8 local hotels. In all, this has resulted in 60 letters of support, including Tenderloin Housing Clinic and SF Interfaith Council. The Committee felt the project sponsor committed themselves to a robust outreach campaign, and have followed through. The building design was modified to ensure neighbor's retained their light well, and the team is in discussions for more community benefits related to the project.	4
Urban Design	In their effort to renovate the space, the project team made improvements to the urban design of the original building. Entrances to the church, retail space, and residential area are distinct and inviting, and they will interact well with the community. Creation of an open space behind the renovated colonnade is a clear example. The addition of homes above the ground floor will also result in more "eyes on the street", a notable community benefit.	4

Parking & Alternative Transportation	The project feature a .23:1 parking ratio, which is under the building ensuring its footprint is as small as possible. On top of this preferable ratio, the project team also put 146 bike spaces (.83:1 ratio) to ensure transportation is accessible. This housing is favorably located for transit access. Twelve MUNI bus lines are within two blocks of the project site, and the Powell Street MUNI/BART Station is walking distance.	4
Environmental Features	While the project team is still in the process of deciding between two sustainability benchmarks (LEED/GreenPoint), the project will comply with the city's high building code standards.	3
Preservation	While none of the structures on the project site are listed on the National or State Historic Registers, the project will allow the Church to remain in its location, and occupy a new, renovated building with even greater interaction with the community. This will serve to both preserve and enhance the Church function. Physically, the facade and colonnade will be restored, so the building's community appearance remains true.	4
Additional Comments	The project team showed commendable tenacity in their community outreach responsibilities, which they clearly took on as a priority. Also, the project addresses the missing housing needed between SRO and 80% AMI levels, which is lacking in the City. This will free up SROs to move into, as well as create a community of mixed incomes.	
Final Comments	SFHAC endorses the project at 450 O'Farrell Street as it was presented without reservation.	3.5