



PROJECT REVIEW REPORT CARD

Project Address: 1145 Mission Street San Francisco, CA 94103
Project Sponsor: Darren and Valerie Lee, Levy Design Partners
Date of SFHAC Review: 9/9/2020

Grading Scale

- ★ = The project meets the high standard set by local jurisdiction and/or SFHAC
- ★★ = The project exceeds SFHAC standards
- ★★★ = The project far exceeds SFHAC's standards and exhibits creativity in its proposed solutions

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 ★ on any given guideline

Summary	After reviewing the project proposal, the San Francisco Housing Action Coalition is proud to endorse 1145 Mission Street which will provide much needed housing units of varying affordability levels in downtown San Francisco.	★
Land Use	The project is mixed use with 25,000 sq ft of residential and the ground floor allocated for commercial use. The project site is within a quarter mile of the Civic Center BART station and is also near multiple MUNI lines. Market Street also has ample bicycle infrastructure as well as bicycle storage facilities. Directly outside of the project site there are bus stops for the 14 Mission MUNI bus.	★
Density	The project will include 25 units (15 of which are 1 bedroom, and the other 10 are 2 bedroom). We encourage the project team to look into a possible density bonus to add more homes on the site.	★
Affordability	Project has added an additional affordable housing unit bringing the total on-site BMR count to 4 (15%) in response to the SOMA Pilipinas who have advocated for more on-site affordable units.	★★
Parking & Alternative Transportation	Project has proposed 10 vehicle spaces including one car share space as well as 12 bicycle parking spaces in a below ground garage. The site's proximity to public transit and ample bike parking encourages residents to utilize alternative transit options and take advantage of nearby Market Street bike infrastructure. We want to commend the team for a low vehicle parking to dwelling unit ratio, which will further incentivize environmentally friendly transportation.	★
Preservation	The site does not contain any infrastructure deemed historic. Historical industrial brick was already demolished.	n/a
Urban Design	The project will include a rooftop open space and recessed window details. We encourage the project leads to continue conversing with the community to finalize exterior facade colors. The project will also install traffic calming infrastructure to make the surrounding areas safer.	★

Environmental Features	The project is expected to receive a silver LEED certification with roof top community space and wall facades. The project also includes high efficiency irrigation systems and uses recycled rainwater for indoor and outdoor water use. The landscaping utilizes resource effective methods and 75% of the plants are drought tolerant California natives.	★
Community Benefits	Through working with the SOMA Filipinas there is the possibility of cultural artwork present throughout the building, integrated ground floor community space, as well as the presence of cultural district maps on site. We encourage the project team to communicate with labor groups during and throughout the process.	★
Community Input	We encourage the project leads to continue engaging in outreach and negotiation with SOMA Filipinas and other local groups to ensure community voices are heard. The project also presented the possibility of providing funds for cultural maps of the Filipino area.	★