

**Project Address:** 1721 15th Street, San Francisco, CA 94103

**Project Sponsor:** Veev

**Date of SFHAC Review:** 8/19/2020

### 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

<b>Summary</b>	After review, SFHAC is pleased to endorse 1721 15th Street, a thoughtfully designed project that will bring affordable, transit oriented housing to the Mission neighborhood.	★★
<b>Land Use</b>	The project is converting an unused auto shop near transit into a multi-family residential building. The Committee is impressed with the project's ability to develop quality infill housing on a challenging site.	★★
<b>Density</b>	Through the State Density Bonus, the project maximizes density by creatively allocating 50 dwelling units in 3 different portions.	★★★
<b>Affordability</b>	The site provides 11 Below Market Rate units on site (28% of the base project). We commend the project's aim to increase home ownership, especially for the BMR units.	★★★
<b>Parking &amp; Alternative Transportation</b>	Located a quarter mile from the 16th and Mission BART station, the project is ideal for residents to utilize public and alternative transportation. This is furthered through a 1:1 bike parking to dwelling units ratio, and no on-site parking. The Committee is impressed with the project team's commitment to encouraging environmentally friendly transit.	★★
<b>Preservation</b>	The site does not contain any infrastructure deemed historic.	n/a
<b>Urban Design</b>	After receiving community input, the project changed the ground floor from retail to residential. The project's rainbow coloring design pays homage to the LGBTQ+ and Latinx communities in the surrounding area. High quality acrylic materials and public open space further enhance the project's urban design.	★★
<b>Environmental Features</b>	In addition to being an urban infill site, the site provides a green roof, rain water management, and high performance acrylic interior instead of drywall. The Committee is waiting to receive a LEED certification scorecard.	★★
<b>Community Benefits</b>	The project will plant four street trees, provide four guest bike parking spaces, and remove three curb cuts. We encourage the project team to reach out to the SF Building Trades and NorCal Carpenters as the engagement of a general contractor is considered.	★

<b>Community Input</b>	The project's urban design has been received favorably by community groups. Providing residential units and a colorful exterior were both requested or endorsed by community members. We encourage the project team to continue its MOU discussions with United Save the Mission as it pertains to the AMI levels of the BMR units.	★★
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