



PROJECT REVIEW REPORT CARD

Project Address: 955 Post Street, SF 94109
Project Sponsor: Jevon Chan and Pierre Chan
Date of SFHAC Review: 11/04/2020

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 development must have been presented to the SFHAC Project Review Committee
2. The Project must score a minimum of ★ on any given guideline

Summary	After review, SFHAC is pleased to endorse 955 Post Street, a project that promotes the usage of environmentally smart alternatives and will provide affordable housing in a transit-rich environment.	★
Land Use	The project converts an existing commercial building, composed of two stories of offices above an auto-repair garage, with an eight-story residential and commercial building. The addition of 69 residential units and its inclusion of below market rate units are situated within multiple stops for public transportation, promoting environmental conservation and affordable housing in a transit-rich area.	★
Density	The project achieves the maximum baseline density of 69 residential units, distributed for 1, 2, and 3 bedroom layouts. We encourage the project team to consider utilizing the state density bonus to achieve more homes.	★
Affordability	The project provides 17 on-site inclusionary rental homes (25% of the project), required by the North of Market SUD. 10 of these homes are designated for low-income residents, 3 homes for moderate-income residents, and 4 homes for middle-income residents. While this 25% inclusionary rate meets the baseline requirement, we commend the project team for meeting the high requirement for BMR homes.	★
Parking & Alternative Transportation	The project's total automobile parking garage and ramp access allow 9 parking spaces and 80 bike parking spaces, exceeding the 1:1 bike parking to dwelling unit ratio. Its close proximity to MUNI stops, served by 38 and 38R, and placement within major transit lines, such as MUNI 2 and 3, encourage residents' usage of environmentally friendly transit. Aimed for completion in 2021, the Van Ness Improvement Project will add two Rapid Transit stops for the 46 and 47 lines at Sutter and Geary O'Farrell, which is within three blocks of the site. While we would like to see less or even no parking in projects like this, and we encourage the project sponsor to consider alternatives to on site parking, the SFHAC recognizes that this is not always feasible due to financing or other external factors.	★
Preservation	The site is considered a contributor of the Lower Nob Hill Apartment-Hotel Historic District; however, it does not contain any infrastructure deemed historic and the demolition not affect the cultural integrity of the district.	n/a
Urban Design	The project's L-shaped footprint includes common open space, private patios, and internal amenities for tenants and takes into account the possible redevelopment of adjacent parcels. The elimination of corridors and inclusion of geometrically modular units aim for land efficiency and maximizes unit count and exposure. We understand the massing and historic design limitations imposed by the City, and commend the team for developing a coherent design within these limitations.	★

Environmental Features	The project will satisfy the requirements of the SF Green Building Code and complies with the Better Roofs Initiative, including solar installation on roof space. It will utilize insulated concrete precast forms for superstructure for thermal efficiency and seeks long-term contracts with off-site renewable energy providers to achieve their all-electric plans, which we commend.	★★
Community Benefits	The project will comply with the Planning Department's First Source Hiring Program requirements and has engaged with union signatory contractors for preliminary pre-construction services, Pankow Builders and Turner Construction. We encourage the project team to continue their conversations with the SF Building Trades and NorCal Carpenters. The project aims to support local business through the building's allocation of retail space on the ground floor, and contributes an estimated \$1.2 million in impact fees.	★
Community Input	The project held two pre-application meetings with neighbors, expressing concerns in affordability and construction impact. In response to input from the community and the City, the project has demonstrated extensive revisions to its original design, including the incorporation of a L-shaped footprint and a reduction in height.	★