

Project Address: 0 Guttenberg
Project Sponsor: Jayesh Patel
Date of SFHAC Review: 1/13/2021

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

<i>Guideline</i>	<i>Comments</i>	<i>Score</i>
Summary	After review, HAC is pleased to endorse 0 Guttenberg, a project that diversifies the housing demographics of a single-family neighborhood by creatively adding 19 homes to an irregular site.	★
Land Use	The project fills a vacant space, centered behind single-family homes on Guttenberg, Morse, Lowell, and Brunswick streets, with 19 dwelling units in the form of three buildings (two 2-stories and one 3-story). We commend the project team for their vision to include these homes on a vacant and oddly-positioned site.	★
Density	The project utilizes the Planning Unit Development Procedure to exceed the RH-1 zoning. While we wish the project maximized density at 23 homes, 19 homes is still a commendable and creative way to densify this single-family area.	★★
Affordability	The project intends to satisfy the requirements of the Inclusionary Affordable Housing Program by paying an in-lieu fee for two below-market-rate units equalling a 13% rate. Also our panel of experts believe the project's "affordable by design" will be particularly effective, as its 3-bedroom units and some of its 2-bedroom units will be smaller in square footage than most units of single-family homes.	★
Parking & Alternative Transportation	The project includes 29 off-street parking spaces, posing a ratio of 1.5:1 in relation to its proposed dwelling units, to address the demands of the neighborhood. It also includes 19 bike parking spaces in the garage to meet a 1:1 ratio to proposed units. While we encourage fewer parking spaces, we recognize the the particular demands of the community and neighborhood's limited access to public transportation, observing the nearest MUNI lines to be five blocks away.	★
Preservation	The project site does not have any existing infrastructure deemed historic as the site is currently a vacant lot.	n/a
Urban Design	While site provides limited flexibility, the project team achieves a balance between car access and open space. The project also ensures open spaces in the rear of all buildings, with additional open space in the front of Building A, and on the roof deck of Building C. The project maintains cohesion with the neighborhood's character througih the uniquely terraced backyards. The project also intends to differentiate the structures with differing facade ornamentation.	★

<p>Environmental Features</p>	<p>The project achieves the standards of the LEED silver and the Green Point Rating certifications, exceeding Title-24 requirements. It complies with the SFPUC Storm Water Management guidelines and intends to provide an Erosion and Sediment Control Plan and a Construction Runoff Permit Application to SFPUC. Excavation will be minimized to maintain terraced open spaces. We encourage the project to take advantage of the PUD to explore more innovative collective stormwater, water distribution, and energy distribution systems.</p>	<p>★</p>
<p>Community Benefits</p>	<p>The project has donated \$35,000 to the renovation project of the nearby Alice Chalmers Playground and intends to contribute \$67,000 to the City-Wide Childcare Fund and, approximately, \$125,000 to school fees. We encourage the project team to engage with labor unions during their general contractor hiring process.</p>	<p>★</p>
<p>Community Input</p>	<p>We applaud the project team's dedication to incorporate the community's input into the project as five community meetings have already been held to address concerns. In response to their input, the project has increased units' width, reduced building height, supplemented allocated units for ownership, and so forth.</p>	<p>★★</p>