



Project Address: 1101-1123 Sutter Street
Project Sponsor: Martin Building Company
Date of HAC Review: 03.03.21

Grading Scale

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

Criteria for HAC Endorsement

1. The development must have been presented to the HAC 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 reviewing this project, the Housing Action Coalition is proud to support 1101-1123 Sutter. The project innovatively creates well-designed, dense housing with a high affordability component in downtown San Francisco.	★★
Land Use	The project will replace a parking garage and a mortuary with 201 apartments, ground floor retail, an art gallery, and a childcare center. The committee commends the improvement in land-use reflected by this mixed-use project in the heart of downtown.	★★
Density	The project will utilize a 35% State Density Bonus to create 201 apartment buildings, in addition to ground floor retail, commercial space, and childcare center.	★★
Affordability	The base project is roughly 30% affordable homes at 50% AMI, which goes above and beyond the city's requirements. The committee applauds the team for exceeding the requirements to maximize the number of affordable homes at a lower-than-necessary AMI level in downtown San Francisco.	★★
Parking & Alternative Transportation	The project is located near multiple bus stops and less than a mile from Powell Street BART. It will provide 61 car parking spaces in addition to 250 bicycle parking spots. Given the location in downtown San Francisco, the committee would prefer to see less parking, but understands the feasibility concerns. The committee suggests daylighting the parking for future flexibility.	★
Preservation	The project will retain 1101 Sutter while rehabilitating both the interior and exterior space. The project team is also working to preserve the mortuary façade.	★★
Urban Design	The building is designed with careful consideration of the surrounding neighborhood. It substantially improves the current alley, and reduces the curb cuts. The design also thoughtfully integrates the different building sizes. The committee suggests keeping the indentation in the corner of the garage to provide additional public/private outdoor space and activate the alley. To further animate the alley, the committee suggests articulating the façades at the alley.	★★
Environmental Features	The project is targeting Green Point Rating and will be all-electric. The project team will also look to maximize solar on both buildings.	★

<p>Community Benefits</p>	<p>The project team will be providing a rent-free child care space in addition to a ground floor art gallery and studio space. The sidewalks will also be widened to further activate the existing local small businesses. The project team hopes to use 100% union labor, and we encourage continued communication with labor groups.</p>	<p>★★★</p>
<p>Community Input</p>	<p>The project team has been in discussions with various groups, including the Lower Polk Neighbors, SF Heritage, Livable City, and the Bicycle Coalition. We encourage additional outreach to the surrounding community.</p>	<p>★</p>