



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 1601 Mariposa Street

Project Sponsor: Related CA

Date of SFHAC Review: October 23, 2013 and September 30, 2015

Grading Scale:

1 = Fails to meet project review guideline criteria

2 = Meets some project review guideline criteria

3 = Meets basic project review guideline criteria

4 = Exceeds basic project review guideline criteria

5 = Goes far beyond of what is required

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 3/5 on any given guideline.

<i>Guideline</i>	<i>Comments</i>	<i>Grade</i>
Land Use	The project replaces a bus yard, warehouse and commercial spaces with 299 homes, significant open space, retail, and PDR light industrial space.	5
Density	The plan takes advantage of the building envelope and provides a wide range of unit types. We would not support the loss of any more units.	5
Affordability	The project sponsor will pursue an 80/20 deal, making 60 units (20 percent of them), permanently affordable to low-income residents.	5
Parking and Alternative Transportation	The project will provide 369 bike parking spaces and six car share spaces. The project sponsor is considering financing a community shuttle. We would much prefer less car parking.	4
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be affected by the proposed project.	N/A
Urban Design	The project will greatly improve the pedestrian experience with a wide mid-block alley and three new bulb-outs. The project responds well to the neighborhood context with its design.	5
Environmental Features	The project sponsor targets LEED Silver. We would like to see LEED Gold and encourage stronger water conservation measures, such as individual metering or a water recycling system.	3
Community Input	The community outreach has been tremendous. The project sponsor has also engaged the trade unions and plans to donate two million dollars to Jackson Playground upon project approval.	5
Additional Comments	We thank the project sponsor for making a second presentation to our members to update them on changes to the proposal.	N/A
Final Comments	The SF Housing Action Coalition endorses the 1601 Mariposa Street project without reservation.	4.6/5

Please see attached letter for further explanation.