



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 525 Harrison Street

Project Sponsor: Hines Interests

Date of SFHAC Review: February 26, 2014

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 proposed project replaces a nightclub and auto detailer with 179 residential units above ground floor retail.	5
Density	The proposed project is significantly smaller than what is allowed under zoning, but for appropriate reasons that improve its design.	4
Affordability	The project sponsor will include the below-market-rate (BMR) homes on site, equating to 22 homes, or 12 percent of the units.	3
Parking and Alternative Transportation	The site is accessible to multiple transit lines. The car-parking ratio is relatively low, but we would like more bike parking added.	4
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be affected.	N/A
Urban Design	The proposed project will significantly enhance the surrounding streetscape by widening sidewalks, creating bulb-outs and adding street trees, among other improvements.	5
Environmental Features	The project sponsor is striving for LEED Silver, but has not clearly addressed which features it will incorporate into the project.	3
Community Input	The project sponsor has reached out to numerous community stakeholders. The neighbors in the area agreed that the current site should be put to better use.	5
Additional Comments	There are no comments to add.	N/A
Final Comments	SFHAC endorses the proposed project at 525 Harrison Street.	4.1/5

Please see attached letter for further explanation.