



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 600 South Van Ness Avenue

Project Sponsor: Leavitt Architecture

Date of SFHAC Review: January 29, 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 will build 27 residential units on what is currently a vacant lot.	5
Density	The project is designed to serve families, but is noticeably denser than buildings in the immediate area.	5
Affordability	The Project Sponsor will pay the in-lieu to the Mayor's Office of Housing, equating to \$2 million.	3
Parking and Alternative Transportation	The proposed project is in a transit-rich location, but is providing 19 car parking spaces, zero CarShare spaces and is planning to provide at least the minimum amount of bicycle parking spaces.	3
Preservation	There are no structures of significant or cultural merit on or next to the site.	N/A
Urban Design	The project will activate the existing street frontages and bring new life to the area. SFHAC would like the street level façade along 17 th Street to be improved.	4
Environmental Features	The Project Sponsor is striving to exceed Green Point Certification and is incorporating several features to address water conservation.	5
Community Input	The Project Sponsor was in the earlier stages of outreach at the time of the presentation, but has conducted further outreach since.	4
Additional Comments	There are no comments to add.	N/A
Final Comments	SFHAC believes the proposed project will help increase the supply of well-designed, well-located housing in San Francisco. We endorse the project.	4.1/5

Please see attached letter for further explanation.