



## San Francisco Housing Action Coalition 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>
<b>Land Use</b>	The proposed project will build 27 residential units on what is currently a vacant lot.	5
<b>Density</b>	The project is designed to serve families, but is noticeably denser than buildings in the immediate area.	5
<b>Affordability</b>	The project sponsor plans to provide on-site below-market-rate housing at 12 percent of the total unit count.	4
<b>Parking and Alternative Transportation</b>	The proposed project is in a transit-rich location, but only provides 19 car parking spaces and no CarShare spaces. It currently plans to provide at least the minimum amount of bicycle parking spaces.	3
<b>Historic Preservation</b>	There are no structures of significant or cultural merit on or next to the site.	N/A
<b>Urban Design</b>	The project will activate the existing street frontages and bring new life to the neighborhood. SFHAC would like the street level façade along 17 <sup>th</sup> Street to be improved.	4
<b>Environmental Features</b>	The project sponsor is striving to exceed Green Point Certification and is incorporating several features to address water conservation.	5
<b>Community Input</b>	The project sponsor was in early stages of outreach at the time of the presentation and had spoken with some neighbors and held a lightly attended community meeting.	3
<b>Additional Comments</b>	There are no comments to add.	N/A
<b>Final Comments</b>	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.*