San Francisco Housing Action Coalition (SFHAC)
Project Report Card

Address: 1301 16th Street
Project Sponsor: Workshop1
Date of SFHAC Review: March 12, 2014 and January 14, 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.

Guideline	*Comments*	*Grade*
Land Use	The project will replace an underutilized, one-story industrial building with 234 new rental homes along an evolving transit corridor.	5
Density	The project takes advantage of the building envelope and provides a mix of unit types, ranging from studios to three-bedroom homes.	5
Affordability	Thirty-nine below-market-rate units (16%) are on site. Our members noted the emphasis on small, naturally affordable units.	4
Parking and Alternative Transportation	The site is located along an evolving transit corridor. The project will include 260 bike parking spaces and 106 car parking and 2 car share spaces with stackers. A bike-share pod is being pursued.	4
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be affected by the project.	N/A
Urban Design	The project's design and massing has improved significantly. Streetscape improvements include widening the sidewalk and the addition of street trees. We encourage the flex spaces to be at grade.	5
Environmental Features	The project sponsor has not yet considered specific plans to increase the building's efficiency. We encourage the project sponsor to program the rooftop and to install individual water sub-metering, something that will be required before long.	3
Community Input	The project sponsor has engaged the Dogpatch Neighborhood Association and Potrero Boosters Neighborhood Association thoroughly. They've also presented to SFHAC twice.	5
Additional Comments	Our members support your leasing the housing for students, considering the proximity to educational institutions.	N/A
Final Comments	The SFHAC endorses the project without reservation.	4.4/5

Please see attached letter for further explanation.