



## San Francisco Housing Action Coalition (SFHAC) Project Report Card

**Address:** 1301 16<sup>th</sup> 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.

<i>Guideline</i>	<i>Comments</i>	<i>Grade</i>
<b>Land Use</b>	The project will replace an underutilized, one-story industrial building with 174 new rental homes along an evolving transit corridor.	5
<b>Density</b>	We endorsed the version that had 234 units. We're disappointed the project has lost 58 units since then.	4
<b>Affordability</b>	Twenty-seven below-market-rate units (16%) will be on site. The loss in density resulted in the loss of 12 below-market-rate units.	3
<b>Parking and Alternative Transportation</b>	The site is located along an evolving transit corridor. The project will include 260 bike parking spaces and 111 car parking and 2 car share spaces with stackers. A bike-share pod is being pursued.	4
<b>Preservation</b>	There are no structures of significant cultural or historic merit on or near the site that would be affected by the project.	N/A
<b>Urban Design</b>	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
<b>Environmental Features</b>	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
<b>Community Input</b>	The project sponsor has engaged the Dogpatch Neighborhood Association and Potrero Boosters Neighborhood Association thoroughly. They've also presented to SFHAC twice.	5
<b>Additional Comments</b>	Our members support your leasing the housing for students, considering the proximity to educational institutions.	N/A
<b>Final Comments</b>	The SFHAC endorses the project without reservation.	4.1/5

*Please see attached letter for further explanation.*