



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 1700 Market Street

Project Sponsor: 1700 Market Street LLC

Date of SFHAC Review: May 14, 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 is located in a transit-rich neighborhood near numerous neighborhood amenities and job centers.	5
Density	The project proposes a dense design, with 43 new homes on an irregularly shaped lot.	5
Affordability	The small units would be affordable by design and within reach of residents earning the area-median income. There is no decision yet on providing the BMRs on-site or paying the fee.	4
Parking and Alternative Transportation	The project would be car-free, with 1:1 bicycle parking in close proximity to numerous transit options and bicycle lanes.	5
Preservation	There are no structures of significant cultural or historic merit on or near the site.	N/A
Urban Design	Our Committee supports the overall design and the plans for open space. The project will be a prominent presence at this location, activate the area and provide ground-floor retail.	5
Environmental Features	The presentation did not cover the project's final environmental features but it would meet or exceed the 2013 Green Point requirements.	N/A
Community Input	The project sponsor met with the Hayes Valley Neighborhood Association twice and with Supervisor Breed's office. They've also worked with the SF Bicycle Coalition to improve bike amenities.	5
Additional Comments	Since our first presentation, the project has been altered to include 13 one-bedrooms, as opposed to all studios.	N/A
Final Comments	The SFHAC endorses the proposed project at 1700 Market Street.	4.8/5

Please see attached letter for further explanation.