



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 1554 Market Street

Project Sponsor: Trumark Urban

Date of SFHAC Review: December 10, 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 | This is an excellent site for new housing, close to jobs, transit, and neighborhood amenities. It consists of two independent, 120-foot-tall buildings with 4,760 square feet of ground-floor retail and underground parking. | 5 |
| Density | The project maximizes the building envelope with 109 new condos, including a mixture of one- and two-bedroom units. | 5 |
| Affordability | The project includes 13 on-site below-market-rate homes (12%). The design includes fewer high-end-amenities, so HOA fees will be kept within financial reach of the BMR owners. | 4 |
| Parking and Alternative Transportation | The project includes a low 0.25:1 car-parking ratio, which we applaud. We encourage you to increase bike parking above 1:1 and to consider implementing a transportation demand management program. | 4 |
| Preservation | There are no structures of significant cultural or historic merit on or near the site that would be affected by this project. | N/A |
| Urban Design | The project will significantly improve the street experience by incorporating active ground-floor retail and street landscaping. We encourage the project sponsor to explore the possibility of providing more open space. | 4 |
| Environmental Features | We encourage that you to consider ways to reduce the project's footprint. We suggest installation of individual water sub-metering for the units since it is likely to become mandatory soon. | 3 |
| Community Input | The project sponsor has done exemplary outreach by meeting with the Hayes Valley Neighborhood Association several times, incorporating their feedback into the design. | 5 |
| Additional Comments | | N/A |
| Final Comments | The SFHAC endorses the project subject to our suggestions regarding increased bike parking. | 4.3/5 |

Please see attached letter for further explanation.