



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 750 Harrison Street

Project Sponsor: Workshop1

Date of SFHAC Review: November 26, 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 car-free project will replace an existing nightclub with 77 single-room-occupancy (SRO) units and 2,540 square feet of ground-floor retail and one car share space.	5
Density	The development maximizes the building envelope by proposing 77 small, efficient homes. There are no density limits at this site.	5
Affordability	The project will include 14 on-site below-market-rate homes, 17 percent of the total unit count. In addition, the small unit size makes the housing naturally affordable.	5
Parking and Alternative Transportation	The development will be car-free and proposes 90 bicycle parking spaces. The site is located near several transit and bicycle lines.	5
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be affected by the proposed project.	N/A
Urban Design	The SFHAC would like to see a more prominent entry and does not support retail along Rizal Street, but would prefer seeing another active use there.	4
Environmental Features	The project is in the early stages and these features have not been finalized. Because its early stage design, the SFHAC believes this could be an opportunity to consider "passive house" certification.	3
Community Input	There are not many neighborhood organizations in this area but the project sponsor has collaborated thoroughly with TODCO.	5
Additional Comments	We encourage the project sponsor to present the plans again to us when the project is more finalized.	
Final Comments	The SFHAC endorses the project with the listed reservations.	4.6/5

Please see attached letter for further explanation.