



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 2675 Folsom Street

Project Sponsor: Axis Development Group

Date of SFHAC Review: May 27, 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>
Land Use	This is an excellent location for new housing. The site is currently occupied by a kitchen supply warehouse, which is moving to a new location.	5
Density	The project takes advantage of the building envelope. Forty-two percent of the homes will be two- or three-bedroom units.	5
Affordability	The project will include 17 BMR homes, 14.4 percent of the total unit count, per UMU Zoning. The project sponsor is exploring with MOH ways to build more BMRs.	4
Parking and Alternative Transportation	The site is located in a transit friendly location, near numerous neighborhood amenities. We believe the car-parking ratio should be reduced to less than 0.5:1 while bike parking should be increased.	4
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 project includes a mid-block passage, interior courtyard and rooftop space. The design addresses the neighborhood context well and interacts with the adjacent park nicely.	5
Environmental Features	The project will pursue LEED Gold as well as include hot water solar heating. We encourage the project sponsor to pursue individual water sub-metering for the units.	4
Community Input	The project is early in their outreach, but has already met with several groups in the Mission. We encourage the project sponsor to continue engaging neighbors and to reach out to the trade unions.	4
Additional Comments	There are no comments to add.	N/A
Final Comments	The SFHAC endorses the proposal for 2675 Folsom Street with the reservations noted above.	4.4/5

Please see attached letter for further explanation.