



Mr. Michael Roach, Project Manager
Realtex Inc.
505 Sansome Street, Suite 400
San Francisco, CA 94111

July 28, 2015

Ref: 363 Sixth Street – Mixed-Use Development

Dear Mr. Roach,

Thank you for presenting your plans for 363 6th Street to the San Francisco Housing Action Coalition's (SFHAC) Project Review Committee on March 25, 2015. After thorough review and discussion, we have decided to endorse the project. We feel it meets our guidelines and aligns with our mission of increasing the supply of well-designed, well-located housing in San Francisco.

Please review our letter, which explains how your project meets our guidelines and areas in which improvements are suggested. You will also find our report card attached, which grades your project according to each guideline. We have attached a copy of our project review guidelines for your reference.

Project Description: The project proposes 104 new rental homes with ground floor community space and retail space above one level of subterranean parking for 45 cars.

Land Use: A church currently occupies the site. This is an excellent location for new housing. The neighborhood is in a major job center and would be well served to have more housing within walking distance.

Density: Your plan takes advantage of the building envelope and proposes smaller units, consisting of studios, one-, and two-bedroom homes. We would have preferred that your presentation included more renderings that illustrated the unit and floor layout, so we could ensure the units are well designed.

Affordability: We support your decision to provide the below-market (BMR) units on site, equating to 12 percent of the total units. Your homes are smaller than most new housing we see, which will bring them within financial reach of more residents.

Parking and Alternative Transportation: The site is in a transit-rich location that is well served by various Muni bus lines and is within walking distance of the Civic Center BART Station and Caltrain Station. There are several major bike corridors that adjacent to the project and residents would also be within walking distance to other neighborhood amenities.

You proposed 45 car parking spaces, a ratio just over 0.4:1 spaces per unit. This is an acceptable amount, although we would support less car parking. You also include one off-site car share space. The project will include 102 Class I bike parking spaces and 7 Class II spaces. While this

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is an acceptable amount, we would support your increasing this ratio. We have heard from many project sponsors that they have consistently overestimated their car parking needs and underestimated their bike parking.

Preservation: There are no projects of significant cultural or historic merit on or near the site that would be affected by the proposed project.

Urban Design: Our members believe Sixth Street is a growing and active commercial corridor and that your project would be improved by incorporating retail on your ground floor, as opposed to community space. We are concerned your current plans will not sufficiently activate the street.

Your presentation lacked detail on the rear courtyard. Our members were concerned the open space may feel constrained. Regarding Clara Street, you stated you would wait to hear the community's feedback on how to improve that alley. We would have preferred more details and hope the project will improve that alleyway.

Based on your presentation, it seems that the ceiling heights are rather constrained, about eight-and-a-half feet. Our interest is that the homes are well designed.

Open space will be provided in the rear courtyard and on the roof deck.

Environmental Features: Your project meets the basic environmental and water conservations standards set by San Francisco, which are far more stringent than most cities. You stated you plan to exceed the Green Point rating system. We encourage you to implement individual water sub-metering for the units, as it likely there will be legislation at the state or local level mandating this before long.

Community Input: Our members believe you have conducted thorough community outreach. You stated you've engaged about 40 different individuals and organizations. We encourage you to respond to legitimate concerns or suggestions that can be readily accommodated.

Our members believe there are a lot of changes coming to this neighborhood in the next five to 15 years. We would hope that new developments in the pipeline, such as yours, set a positive precedent for its future.

Thank you for presenting your plans for 363 6th Street to our Project Review Committee. We endorse the project, with some reservations about the ground floor plans. Please keep us abreast of any changes and let us know how we may be of assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Colen", is written over a light blue rectangular background.

Tim Colen
Executive Director

SFHAC Project Review Guidelines

Land Use: Housing should be an appropriate use of the site given the context of the adjacent properties and the surrounding neighborhood and should enhance neighborhood livability.

Density: The project should take full advantage of the maximum unit density and/or building envelope, allowable under the zoning rules.

Affordability: The need for affordable housing, including middle income (120-150 of Area Median Income) housing, is a critical problem and SFHAC gives special support to projects that propose creative ways to expand or improve unit affordability beyond the legally mandated requirements.

Parking and Alternative Transportation: SFHAC expects the projects it endorses to include creative strategies to reduce the need for parking, such as ample bicycle storage, provision of space for car-share vehicles on-site or nearby, un-bundling parking cost from residential unit cost, and measures to incentivize transit use. Proximity to transit should result in less need for parking.

In districts with an as-of-right maximum and discretionary approval up to an absolute maximum, SFHAC will support parking exceeding the as-of-right maximum only to the extent the Code criteria for doing so are clearly met. In districts where the minimum parking requirement is one parking space per residential unit (1:1), the SFHAC will not, except in extraordinary circumstances, support a project with parking in excess of that amount.

Preservation: If there are structures of significant historic or cultural merit on the site, their retention and/or incorporation into the project consistent with historic preservation standards is encouraged. If such structures are to be demolished, there should be compelling reasons for doing so.

Urban Design: The project should promote principles of good urban design: Where appropriate, contextual design that is compatible with the adjacent streetscape and existing neighborhood character while at the same time utilizing allowable unit density; pleasant and functional private and/or common open space; pedestrian, bicycle and transit friendly site planning; and design treatments that protect and enhance the pedestrian realm, with curb cuts minimized and active ground floor uses provided.

Projects with a substantial number of multiple bedroom units should consider including features that will make the project friendly to families with children.

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Environmental Features: SFHAC is particularly supportive of projects that employ substantial and/or innovative measures that will enhance their sustainability and reduce their carbon footprint.

Community Input: Projects for which the developer has made a good faith effort to communicate to the community and to address legitimate neighborhood concerns, without sacrificing SFHAC's objectives, will receive more SFHAC support.