



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 1699 Market Street

Project Sponsor: Presidio Development Partners, LLC

Date of SFHAC Review: November 18, 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	The project would replace the Flax Art and Design building with 162 new homes, ground floor space for a restaurant and subterranean parking for 97 cars.	5
Density	Give the odd-shaped lot, the project sponsor appears to have maximized the building's envelope to the best of their ability.	5
Affordability	The project would include 19 below-market-rate units on-site, 12 percent. We encourage the project sponsor to consider the inclusionary "dial" and density bonus programs to boost affordability levels.	3
Parking and Alternative Transportation	We would prefer the parking ratio to be reduced from 0.6:1 to the as-of-right ratio of 0.5:1 and for the bike parking to be increased to one space per bedroom.	3
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be impacted by the proposed project.	N/A
Urban Design	We admire the way the ground floor spills out onto the plaza. Our committee members encourage more architectural boldness in the building's design.	4
Environmental Features	The building would achieve LEED Silver. We encourage the project sponsor to explore additional features to green the building, especially for water conservation.	3
Community Input	The project sponsor has done excellent work in helping to relocate the Flax Art and Design store. We encourage the project sponsor to meet with other neighborhood stakeholders such as the HVNA and trade unions.	4
Additional Comments	There are no comments to add.	N/A
Final Comments	The SF Housing Action Coalition endorses the project, with the one reservation about parking noted above.	3-9/5