



## San Francisco Housing Action Coalition (SFHAC) Project Report Card

**Address:** 2100 Market Street

**Project Sponsor:** Brian Spiers Development

**Date of SFHAC Review:** January 27, 2016

**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>
<b>Land Use</b>	The project replaces a vacant restaurant and surface parking lot with 62 homes, 2,600-square-feet of ground-floor retail space and zero car parking.	5
<b>Density</b>	The project maximizes the building envelope and steps back appropriately from the adjacent commercial building on 14 <sup>th</sup> Street. The removal of parking allows for the addition of two units.	5
<b>Affordability</b>	The project provides seven BMR units, or 12 percent. Our members believe this level is appropriate given when the financial commitment to the project was made.	3
<b>Parking and Alternative Transportation</b>	The project would be car-free and located above the Market and Church Street MUNI Stop. Our members encourage an increased bike-parking ratio of one space-per-bedroom.	5
<b>Preservation</b>	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
<b>Urban Design</b>	The project will activate the ground floor with significant retail frontage and wider sidewalks. The two townhomes along 14 <sup>th</sup> Street pick up the rhythm of the homes further up the street.	5
<b>Environmental Features</b>	The project would be Greenpoint rated. We encourage features that further green the building, especially water conservation.	3
<b>Community Input</b>	The Castro Merchants and Castro Business District support the project. The sponsor worked with DTNA, who opposed its affordability, though a good-faith effort was made to engage them.	5
<b>Additional Comments</b>	There are no comments to add.	N/A
<b>Final Comments</b>	SFHAC endorses the project without reservation.	4.5/5

*Please see attached letter for further explanation.*