



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 665 Folsom Street

Project Sponsor: Pillar Capital

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>
Land Use	The project would demolish the existing two-story restaurant and construct a 85-foot mixed-use building with 89 homes, ground-floor retail and subterranean parking for 31 cars.	5
Density	The project maximizes the 6,000 square foot lot and provides one- and two-bedroom units, averaging 609 square feet.	5
Affordability	The project will provide the below-market-rate (BMR) units on-site, or 11 BMRs. We encourage the project sponsor to examine the Inclusionary "Dial," should it become a option.	3
Parking and Alternative Transportation	We urge the project to reduce the parking to the as-of-right ratio, add a car share space and increase the bike parking to one space per bedroom. The site is transit-rich and highly walkable.	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	The project improves the pedestrian experience by widening the sidewalks and adding a bulb-out at the corner. There will also be landscaping improvements and two commercial spaces.	5
Environmental Features	The project will be Green Point rated, the City's basic requirement. We encourage the project sponsor to consider features that further green the project and especially conserve water.	3
Community Input	The project sponsor has met with immediate neighbors and held the mandatory pre-application meeting. We urge your team to reach out to more residents in the neighborhood on the project.	3
Additional Comments	There are no comments to add.	N/A
Final Comments	The SF Housing Action Coalition endorses the proposed project at 665 Folsom, with the reservation about needing more community outreach.	3.9/5

Please see attached letter for further explanation.