



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 88 Arkansas Street

Project Sponsor: Martin Building Company

Date of SFHAC Review: February 10, 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 commercial buildings and surface parking lot and construct 127 homes with ground-floor retail and subterranean parking.	5
Density	The project takes advantage of the building envelope and actually increases its density by using a “nested-bedroom” unit plan. These are very livable units if designed well.	5
Affordability	The project exceeds the Inclusionary housing requirement by making 20 percent of the units permanently affordable with the help of tax credits.	5
Parking and Alternative Transportation	The project is located one block from the 16 th Street transit corridor. We urge the project sponsor to reduce car parking and increase the bike parking to one space per bedroom.	4
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 will significantly improve the streetscape, particularly along 17 th Street. The retail space offers generous ceiling heights. Open space is provided with a programmed roof deck.	5
Environmental Features	The project intends to achieve LEED Platinum. Features planned for the project include solar thermal, PV panels and measures to address water conservation.	5
Community Input	The project sponsor has presented to several groups, including the Potrero Boosters, and has offered to coordinate the outreach for future improvements to Jackson Playground.	5
Additional Comments	SFHAC has no objection to the “nested bedrooms.” They have been built successfully throughout the City and should succeed here.	N/A
Final Comments	SFHAC endorses the project at 88 Arkansas Street without reservation.	4.9/5

Please see attached letter for further explanation.