



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 901 16th Street and 1200 17th Street

Project Sponsor: Prado Group and Walden Development

Date of SFHAC Review: January 20, 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.

| Guideline | Comments | Grade |
|---|--|-------|
| Land Use | The plan will replace vacant buildings that formerly hosted drayage and storage facilities with two mixed-use buildings with 388 homes integrated with ground-floor retail and open space. | 5 |
| Density | The project builds to the allowable heights, but proposes units larger than most new market-rate homes, which was done in response to neighborhood feedback. | 4 |
| Affordability | The project sponsor is still deciding between the on-site and <i>in lieu</i> fee Inclusionary options. All things being equal, SFHAC prefers the on-site choice. | 3 |
| Parking and Alternative Transportation | The projects align with the future transit improvement planned for 16 th and 17 th Streets. The parking ratio is much too high and we'd prefer one bike parking space per bedroom. | 3 |
| Preservation | Our members believe the historic brick building on 17 th Street has been addressed very well. | 5 |
| Urban Design | The projects include a substantial amount of open and pedestrian improvements, including a mid-block passage, pedestrian mews and plaza, wide sidewalk corners and terraces. | 5 |
| Environmental Features | The project meets the basic criteria set by the City. We encourage more features that further green the building, particularly those addressing water conservation. | 3 |
| Community Input | The project team has held numerous meets with various neighborhood groups and individuals and responded to their feedback, as evident in the project's design. | 5 |
| Additional Comments | There are no comments to add. | |
| Final Comments | There SF Housing Action Coalition endorses the project, with the one reservation about excessive parking. | 4.1/5 |

Please see attached letter for further explanation.