

Project Address: 1270 Mission Street

Project Sponsor: AGI Avant

Date of SFHAC Review: May 11, 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 what is required

Criteria for SFHAC Endorsement

1. The development 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 site is currently used by a dilapidated pizza restaurant and its parking lot. The proposed project would bring new residents to activate an area that would greatly benefit from it. The housing would be close to jobs, transit and other amenities. The two project alternatives proposed are a shorter, code-compliant building comprised of 199 units and a taller building of 299 units. The project would include 2,000 sf of ground-floor retail. Our members prefer the taller option.	5
Affordability	The project sponsor proposed two affordability scenarios depending on the building height chosen. The first was a code-compliant 120-foot high building with 13.5% on-site affordability. The second is a 200-foot high building with about 20% on-site affordability, including a middle-income segment. The project sponsor allowed the community to choose its preferred alternative, which was the taller building with a higher proportion of low-income units. This is the first project SFHAC has seen using this innovative approach and is something we enthusiastically support.	5
Density	Our members applaud the project sponsor's response to MOHCD's request to increase affordability in exchange for height. This project shows density can be thoughtfully maximized to achieve this.	5
Community Input	Our members believe the project sponsor has done an exemplary job of reaching out - repeatedly - to a variety of community stakeholders. We especially appreciate the developers transparency in offering a menu of options on affordability.	5

Urban Design	The project team presented two plans: A code-compliant 120-foot high project and a 200-foot high project with increased affordability. Our members agreed that the 200-foot project was the better one and fits well with surrounding buildings and the neighborhood. The improvement of Laskie Alley is an excellent feature and SFHAC encourages locating the project's community art project there. Our members regretted the setback the design was required to put on the Mission Street side. We do not believe that this improves the design, accurately reflect historic precedents or reflect concerns of the immediate community.	5
Parking & Alternative Transportation	The site's location is extremely well-served by transit. The project would provide 68 underground car spaces in stackers. For the smaller project, this is a 0.34 parking ratio; for the larger project, a 0.23 parking ratio. It would also provide 200 ground-floor Class 1 bike parking spaces using bike hangers with a dedicated access on Mission Street. The project sponsor are exploring how to include charging stations for electric vehicles.	4
Environmental Features	The project will be Green Point Rated. SFHAC would encourage exploring other environmental features that further green the building, especially increasing water conservation.	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
Additional Comments	There are no comments to add.	N/A
Final Comments	The SFHAC endorses the proposed project at 1270 Mission Street without reservation.	4.6/5