

**Project Address:** 2610 Mission Street

**Project Sponsor:** Sam Sirhed

**Date of SFHAC Review:** October 12, 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

<i>Guideline</i>	<i>Comments</i>	<i>Grade</i>
<b>Land Use</b>	The site, located on an active commercial and transit corridor, is currently occupied by a vacant store. The proposed project, which will consist of eight car-free homes and ground-floor commercial space, is a significantly better use.	<b>4</b>
<b>Affordability</b>	The project only includes eight units and thus, is not subject to the San Francisco inclusionary housing ordinance. None of the the homes will be below-market-rate.	<b>3</b>
<b>Density</b>	Our members believe there is some density being left on the table. The building would be below the maximum allowable height, in part because the ground floor would include a double-height mezzanine. The project also includes only two- and three-bedroom units, in part as a result of the desire by the neighborhood for more "family housing." This resulted in fewer units within the building envelope.	<b>3</b>
<b>Community Input</b>	The project sponsor has actively engaged the community, including nearby music venues. We appreciate the efforts they're taken early on to address the issues of acoustic noise and create a ground-floor space that could potentially accommodate non-profits.	<b>5</b>
<b>Urban Design</b>	Our members suggested the vertical element of the top floor be expressed differently. We believe the project sponsor has done a lot to make the building fit with the commercial district. We also appreciate the ground-floor plan that includes a mezzanine which could be ideal for non-profits.	<b>4</b>

<b>Parking &amp; Alternative Transportation</b>	The project is located in a very transit-rich part of the City and is within walking distance to the 24th Street BART Station, several Muni lines and numerous neighborhood amenities. The building will be car free. We strongly encourage the project sponsor to include two bicycle parking space per unit.	<b>5</b>
<b>Environmental Features</b>	The project sponsor stated they would comply with Title 24 requirements. We encourage them to explore additional features that would further green the building and address water conservation and recycling.	<b>3</b>
<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.	<b>N/A</b>
<b>Additional Comments</b>	We appreciate the project sponsor's efforts to design a ground-floor space that could house a local non-profit.	<b>N/A</b>
<b>Final Comments</b>	The San Francisco Housing Action Coalition endorses the proposed project at 2610 Mission Street without reservation.	<b>3.9/5</b>