

Project Address: 524 Howard Street

Project Sponsor: Crescent Heights

Date of SFHAC Review: September 14, 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>
Land Use	The site, located in the evolving Transbay Transit Hub, is currently a vacant lot. This is an ideal location for high density, infill housing. We commend the project sponsor for taking on such a challenging parcel.	5
Affordability	The rental project will include 15 percent on-site affordable housing. We encourage the project sponsor to provide more below-market-rate housing, if financially feasible. Homes for residents in the 80 to 120 percent Area Median Income are of particular need.	3
Density	Because the lot is so narrow, this is a very challenging site to build a residential tower on. We feel the project sponsor has put together a favorable proposal. It's hard to imagine the site could accommodate any more homes within the current height limit.	5
Community Input	There Transbay neighborhood is not particularly residential. However, the project sponsor has reached out to immediate business neighbors, the Rincon Hill Community Benefit District and Supervisor Kim's office, although the latter has not responded. The project sponsor has a history of using union labor and financing their developments with building trade pension funds.	5
Urban Design	We feel the project sponsor has put together a very well thought-out plan for such a narrow site. We're particularly supportive of the plans to activate the ground floor and integrate with the Transbay Pedestrian Bridge, which will connect with the retail space on the seventh floor. Some of our members had minor concerns about the approach to glazing at the property lines. But given the narrowness of the site, it's hard to see how else it could be addressed.	4

Parking & Alternative Transportation	The building will be located in the most transit-rich part of the city. The project sponsor has stated they will not provide anymore than 167 car parking spaces. They do plan to include 358 total bike parking spaces and up to 16 car share spaces. We strongly encourage them to pursue their car share plan and would support even more bicycle parking, although we're not sure where that could be accomodate within the building.	5
Environmental Features	The project sponsor has committed to achieving at least LEED Silver. Several programs are being explored that will further green the building and address water conservation, but no commitments have been made as of yet.	3
Preservation	There are no structures of significant cultrual 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 San Francisco Housing Action Coalition endorses the proposed project at 524 Howard Street without reservation.	4.3/5