

Project Address: 280 7th Street

Project Sponsor: Workshop 1

Date of SFHAC Review: January 25, 2017

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 proposed project would replace a nightclub that is no longer in use with two buildings. The first would include 17 homes and the second is planned to be five commercial units, three of which would be for Production, Distribution and Repair (PDR) uses. Our members appreciate the aspirations to create a fine-grained, mixed-use proposal.	4
Affordability	Twelve-percent of the units will be below-market-rate, per the San Francisco inclusionary housing ordinance.	3
Density	As currently proposed, the units are larger than most new homes our Committee reviews. While this does create more different housing options, it does not take full advantage of the building envelope.	3
Community Input	The project sponsor is still early on in their community outreach process, but they stated during their presentation that they have a long list of stakeholders they plan to reach out to. We strongly encourage them to engage SFMade regarding their PDR plans and to talk to Western SOMA Voice, among other nearby residents in Western SOMA.	3
Urban Design	Our members appreciate the residential side of the project and how it relates elegantly to the historic context of the neighborhood.	4
Parking & Alternative Transportation	The project will include 17 parking spaces for cars. Although is not solidified how many will be allocated for residential and how many for commercial, we encourage less. We also encourage more bicycle parking. Western SOMA is a transit-rich neighborhood with numerous amenities and major employers within walking distance, so the project should encourage people to use alternative modes of transportation.	3

Environmental Features	There project will meet the San Francisco Green Building Code. SFHAC encourages additional features that further green the building and address water conservationa and recycling.	3
Preservation	We feel the current plans thoughtfully addresses the context of the historic district.	4
Additional Comments	There are no comments to add.	N/A
Final Comments	SFHAC endorses the proposed project at 280 7th Street, with the reservation about excessive car parking.	3.4/5