

Project Address: 555 Howard Street

Project Sponsor: SKS Partners and Pacific Eagle Holdings

Date of SFHAC Review: February 22, 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

<i>Guideline</i>	<i>Comments</i>	<i>Grade</i>
Land Use	The site is currently occupied by three low-density commercial spaces in an area that is set to become a major transit hub. The proposed residential/hotel tower is a significantly better use of the land.	5
Affordability	Per the Transit Center District Plan, 15 percent of the residential units will be below-market-rate (BMR). It is required that the BMR units be on-site. We are interested in how the Home Owner Association (HOA) fees will be managed for the BMR buyers. This is an issue that has come up several times with for-sale project we've reviewed, as it's likely the HOA fees will be very high for the BMR residents. There either needs to be two separate, but equal, HOA programs or this is a policy that needs to be revisited by the Mayor's Office of Housing.	3
Density	The plans take advantage of the building envelope and provide a range of unit types, ranging from one- to three-bedroom units.	5
Community Input	The project sponsor has conducted a thorough community outreach process. They've met with the immediate neighbors and tenants, as well as several non-profits and arts organizations. To this point, it seems the project has been well-received.	5
Urban Design	Our members are impressed by the building's urban form. The transparency of the bottom three floors makes the building particularly attractive and will contribute to an active street life. We encourage the project sponsor to make it clear to the general public that there is a Privately Owned Public Open Space (POPO) on the roof of the building. Otherwise, we're concerned it would just become an amenity for the building's residents.	5

Parking & Alternative Transportation	The site is located in what will soon be the largest transit hub along the West Coast. While it does provide sufficient bike parking, the plans maximize the allowable amount of car parking.	3
Environmental Features	We support the project sponsor's plan to achieve LEED Platinum for the building. We're also encouraged that they're exploring implementing solar thermal. These plans are ambitious and thoughtfully integrated into the building's architecture.	5
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 San Francisco Housing Action Coalition endorses the proposed project at 555 Howard Street without reservation.	4.4/5