



PROJECT REVIEW REPORT CARD

Project Address: 4200 3rd Street
Project Sponsor: Workshop1
Date of SFHAC Review: 2/28/18

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 project is placing 100 new, well-located homes on a site formerly occupied by a Taco Bell, which is a clear improvement of the land to a higher-and-better use, given the severity of the current housing shortage. It has also maxed out the current zoning, which creates the appropriate allowable density on-site under the circumstance of the shortage.	4
Affordability	The project team has gone above the minimum affordability zoning for the area (OCII standards require 15%, and the project team has created 18% on-site), which addresses San Francisco's need for affordable housing. Also, 40% of these new homes are designed for family living, leading to the solution of San Francisco's current exodus of families.	4
Density	While the project does not utilize a state or local density program, it does max out the current height limit, adding 100 new homes to a city in need. Overall, the project features a density of 222 units/acre (100 units / .45 acres). It should be noted that the proposed project requires an amendment to the B.I.T. plan to allow residential over commercial in Lot 48, which will extend the approval process of the site at significant cost, but will allow for increased density.	4
Community Input	The project team did well to secure the endorsement of the Bayview CAC, and showed a strong community outreach effort to their neighbors, especially to Flora Grubb. In accordance with community input, the project team reduced the unit count, introduced 3-bedroom units, increased the size of family units, augmented landscaping and activation efforts on Jerrold street, and revised the parking entry to Innes Avenue to help eliminate back-ups on Jerrold Avenue.	4

Urban Design	The project is mixed-use (residential over retail), which lends itself to street activation. To compliment this, the team included a sawtooth design for their storefronts to create more distinct pockets for each business. In order to better accommodate rideshare, the team redesigned the lobby to open onto the street more easily, while moving the parking entre to Innis.	4
Parking & Alternative Transportation	This project is optimally located to take advantage of the many transit options near it. The KT line of MUNI is within two blocks, as well as several MUNI busses (23, 44, 54, 91 T-owl, and 93). With this being said, the parking ratio of 0.5:1 (50 parking spaces per 100 units) is higher than the committee would have hoped, but the team did well to place them in stackers to minimize their footprint. Also important is their making room for 102 total bicycle parking spots, which will encourage that mode of transportation.	3.5
Environmental Features	At the time of the presentation, the Project Team did not have any commitments to environmental features, but a project that will pass will include features up to code.	3
Preservation	The site did not previously hold any historic building.	n/a
Additional Comments		
Final Comments	Overall, the San Francisco Housing Action Coalition's Project Review Committee endorses this project.	3.8