



PROJECT REVIEW REPORT CARD

Project Address: 3637 - 3657 Sacramento Street, San Francisco, CA 94118

Project Sponsor: Sacramento Locust Associates

Date of SFHAC Review: October 31st, 2018

Grading Scale

★ = The project meets the high standard set by local jurisdiction and/or SFHAC

★★ = The project exceeds SFHAC standards

★★★ = The project far exceeds SFHAC's standards and exhibits creativity in its proposed solutions

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 ★ on any given guideline

| Guideline | Comments | Score |
|---|--|--------------|
| Summary | Overall, the project team has created a design for necessary urban infill housing that is to code, and engaged in a productive dialogue with the community. It is a gross failure of the Planning Department that the project has been stuck in the pipeline for 11 years, especially considering the lack of major CUs requested to accommodate the design. Turnover in the department should not hinder the creation of vital new homes. | ★ |
| Land Use | Currently, the site between 3637 - 3641 Sacramento Street is leased to various general medical practitioners, and the structure at 3657 Sacramento Street holds private parking. We believe the proposed project appropriately shifts this use to include new homes while maintaining use for medical practitioners. The Committee decided to award a second star, since the team proposed a difficult project type. | ★★ |
| Density | The Committee appreciates the proposed design includes the maximum density allowed with 18 homes, but would have preferred to see this site utilize a local or state density bonus. | ★ |
| Affordability | This project is paying over \$1.2 million in in-lieu fees to fulfill the inclusionary requirement. | ★ |
| Parking & Alternative Transportation | While the parking ration is well over the Committee's usual limit of 1-to-1, it is good that the project team implemented the Planning Department's preference of the lowest possible at 63. The implementation of 35 bicycle spaces should complement the site's access to MUNI lines #1, #1AX, #1BX, #3, #33, and #43. | ★ |
| Preservation | This site does not have any features designated as historic. | n/a |
| Urban Design | The bottom-floor retail will help to activate the corridor along Sacramento while serving the community, a usage consistent with the city's goals for the neighborhood. | ★ |

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| Environmental Features | The project team told the Committee they would be pursuing Built It Green principles, but did not give the Committee a solidified commitment or documentation. Regardless, a proposal from this team that will pass will achieve San Francisco's already high standards for environmentalism in design. | ★ |
| Community Benefits | The project team has incorporated Better Streets design criteria into the project including new landscaping and permeable pavement. The unit mix also includes 67% family-accomidating 2BRs. Lastly, the ground-floor and second-floor retail spaces will continue to accommodate businesses from the community, including the original medical office types. The committee is encouraged to hear that they have verbally committed to prevailing wage. | ★ |
| Community Input | At the request of the community, the team eliminated a high rear wall by bringing the entire rear yard to grade, which also eliminated the need for a variance. The project team reported very few concerns from the neighbors, otherwise. They have also received support from the district's Supervisor Catherine Stefani, Presidio Heights Association of Neighbors, Temescal Terrace Association, Jordan Park Improvement Association, Fillmore Merchants & Improvement Association, Sacramento Street Merchant Association, Laurel Village Merchant Association, and Grow the Richmond 135 individual neighbors. | ★★ |