



PROJECT REVIEW REPORT CARD

Project Address: 400-444 Divisadero Street and 1048-1062 Oak Street (Block/Lot 1216-004, 005, 017, 018 and 019)
Project Sponsor: Genesis CA Development, LLC (entity of Genesis Real Estate Group, founded 1987)
Date of SFHAC Review: 5/8/2019

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 Project must have been presented to the SFHAC Project Review Committee
2. The Project must score a minimum of ★ on any given guideline

<i>Guideline</i>	<i>Comments</i>	<i>Score</i>
Summary	The San Francisco Housing Action Coalition enthusiastically supports 400 Divisadero. Given the political challenges of the site and street, the Project Sponsor has been waiting in the queue for entitlements for a lengthy period of time. Please move the project forward.	★★
Land Use	The site turns a surface gas station and car wash into 186 new homes. The block of Divisadero already has two other, adjacent gas stations so there is still plenty of service for the neighborhood. The use of form based zoning should also be applauded.	★★
Density	While the project doesn't utilize a density bonus, the form-based zoning does allow for additional density on the site. The sponsor made a point to work to have more total homes that are a bit smaller and therefore affordable by design.	★★
Affordability	The project will include 20% below-market-rate homes targeted to both low- and middle-income residents. This was an increase from the original 12% that was required and the higher percentage was added as part of numerous political negotiations. The project will also replace three rent-controlled homes.	★
Parking & Alternative Transportation	The site has 57 parking spaces and 186 bicycle spaces. Given the quality access to public transit in the neighborhood, we're hopeful the project will encourage alternative modes of transportation.	★★
Preservation	Project will preserve the only on-site historic structure (a 2-unit building at 1060-1062 Oak Street) by relocating it two doors to the east and undertaking a renovation consistent with the Secretary of the Interior's standards. Building will be refurbished and preserved as two 3-bedroom homes.	★★

<p>Urban Design</p>	<p>The project looks to utilize and connect the commercial corridor and encourage walking and other modes of transportation. The intent to have smaller retail that compliments the neighborhood should encourage an active street environment. The massing works well to both the broad street frontages of Divisadero and Oak Streets, while stepping down to the smaller scale residential fabric to the east. Variations of the facade treatments and differing sized bays and other elements help bring down the scale of this large block. The committee suggests considering stoops for the two at-grade units on Oak street to provide better privacy and pedestrian interface.</p>	<p>★</p>
<p>Environmental Features</p>	<p>The project aims at achieving Green Point certification status, solar panels on roof and plans to incorporate the following green performance features into the design: Green Infrastructure for storm water management using flow-through planters and pervious pavement, solar hot water preheat, plus the environmental benefits of a transit-friendly project replacing a site that currently attracts cars.</p>	<p>★</p>
<p>Community Benefits</p>	<p>The proposal will activate the auto-oriented site with a significantly enhanced pedestrian-friendly public realm, including new landscaping, large sidewalk and bulbouts at the corner of Divisadero and Oak Streets, eliminating 5 of 6 curb cuts, introducing neighborhood-serving retail and six story mural on the north wall as part of Art On Site SF (which is an initiative the project sponsor co-founded with other neighborhood groups).</p>	<p>★★</p>
<p>Community Input</p>	<p>The Project Sponsor did an outstanding job of engaging the community. Meetings with hundreds of neighbors, hosting community meetings for residents and businesses, and engaging with every interested group over multiple years. It's a model example</p>	<p>★★★</p>