

Project Address: 644 Fourth Street
Project Sponsor: Tishman Speyer
Date of SFHAC Review: 5/22/2019

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	After reviewing the proposed project, SFHAC's Project Review Committee is happy to endorse the project at 644 4th Street, as it contributes significantly to the city's need for new homes in the context of our acute housing shortage. Further, it ensures the residents living in these nearly 1,000 new homes will have access to both local and regional transit options, a crucial step in achieving our shared Green goals.	★★
Land Use	This project demonstrates greater-than-usual land use by locating nearly 1,000 new homes in a mixed-use building near a Caltrain station and a MUNI station. In the context of our housing shortage, this is an optimal use of land.	★★
Density	The proposed project boasts a density of 585 units/acre, which is considerably high for the area, and makes efficient use of a parcel near transit.	★★★
Affordability	Through payment of a \$60.74 Million fee, the project will be able to finance 288 subsidized affordable units for San Franciscans.	★
Parking & Alternative Transportation	In this particular location, SFHAC would prefer parking to be minimized, so the proposed, as-of-right .25:1 parking ratio resulting in 240 spaces for residential use is higher than the Committee would like, but we understand the constraints on the project. To help mitigate car usage, the project will provide one car-share membership per unit. Alternatively, the project team is complimenting the site's intense access to transport with 621 total bicycle parking spaces.	★
Preservation		n/a
Urban Design	The project's proposed facade is meant to acknowledge the neighborhood's concrete, square panelled context. This is a nod to SOMA's industrial history. It also makes creative use of each floor on the lower two-thirds of the building, which step up to create balconies.	★★

<p>Environmental Features</p>	<p>Although it is too early in the process to commit to a specific environmental program, the team plans to have a building designed to LEED Silver standards, at least. Our Committee proposes integrating photovoltaics into the design moving forward. The project's most environmental feature is its placement of nearly 1,000 homes near transit. Simply putting homes near transit is the most environmentally friendly action we can take through land use to achieve our Green goals.</p>	<p>★</p>
<p>Community Benefits</p>	<p>The project would provide an estimated \$114.6 million in impact fees for use in improving lives of San Franciscans. Along with this significant contribution, the project will implement streetscape and public realm improvements on 4th and Townsend Streets, including 25,000 sq. ft. of privately owned public open space (POPOS). It will also include 37% two bedroom units and 4% three bedroom units, which are difficult to achieve, but essential for families in San Francisco.</p>	<p>★</p>
<p>Community Input</p>	<p>The design abides by the vision of the Central SOMA plan, which was developed with immense community participation. Further, the project team continues to meet with adjacent HOAs and organized SOMA groups, such as United Playaz, West Bay Multiservice Center, and SOMA Pilipinas.</p>	<p>★</p>