



PROJECT REVIEW REPORT CARD

Project Address: 65 Ocean Avenue, San Francisco, CA 94112
Project Sponsor: Presidio Bay Ventures, LLC
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	Having reviewed the project proposed by the project sponsor and architect, SFHAC's Project Review Committee has endorsed 65 Ocean Avenue, which creates necessary new homes for San Franciscans with a greater-than-usual number of BMR (Below Market Rate) and a community-serving childcare service center. Our committee would like to specifically commend the project team for utilizing HOME-SF.	★★
Land Use	The proposed project introduces 193 new, badly-needed homes and childcare services for San Franciscans in the Excelsior. This is an appropriate use of land in the context of our housing shortage.	★
Density	The project utilizes HOME-SF Tier 2 to achieve 25% BMR housing on-site. This project represents an ideal use of the local density bonus program, placing additional new homes near main thoroughfares like the Balboa Park BART station and Mission Street.	★★
Affordability	The project achieves a high level of affordability by utilizing Tier 2 of the local density bonus program, HOME-SF. Although it achieves the minimum requirement of this bonus, the Committee would like to reinforce the difficulty in achieving this high of a BMR percentage.	★★
Parking & Alternative Transportation	The proposed project has a parking ratio of .7:1, just under the neighborhood parking rate of .78:1. SFHAC's Committee would like to see less parking, although utilization of parking stackers minimizes the footprint of the parking infrastructure.	★
Preservation	The site features no historic structures.	n/a
Urban Design	The project team took care to ensure the massing of the building blends as best it could with the surrounding community. This includes unique facades that reflect the street they face, as well as incorporation of stoops to help activate the street. In addition, the project team opted for HOME-SF Tier 2, as opposed to Tier 3, in order to ensure the project more closely matched the neighborhood context.	★★
Environmental Features	The project team has committed to Green Point certification matching the city's high requirements for environmentally friendly project design.	★

<p>Community Benefits</p>	<p>In addition to impact fees, which will be used to create better infrastructure for San Franciscans, the project team intends to dedicate over 3,000 square feet of space for community serving childcare use, including a dedicated entrance on Ocean Ave. This will be achieved through a long-term lease with an operator as well as a commitment to delivery of the space in move-in ready condition. The project will incorporate visibility for the neighborhood through a mural on the facade facing the corner of Ocean and Alemany Avenues paying homage to the Outer Mission / Excelsior neighborhood that will be created by local artists. The project team has also signed a Memorandum of Understanding with local union representatives and will commit to using as much union labor as possible.</p>	<p>★★</p>
<p>Community Input</p>	<p>The project team continues to engage in a good-faith community outreach process reaching out to groups and individuals, such as the New Mission Terrace Improvements Association (NMTIA), the Excelsior District Improvement Association (EDIA), the Excelsior Action Group (EAG), and other concerned neighbors. They have also held several public meetings with neighborhood groups to hear concerns. Community input has resulted in a setback along the Cayuga Avenue frontage, which was requested by the neighbors.</p>	<p>★</p>