



PROJECT REVIEW REPORT CARD

Project Address: 95 Hawthorne Street, San Francisco, CA 94105

Project Sponsor: John Hancock Life Insurance

Date of SFHAC Review: 9/11/2019

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 this project proposed by John Hancock Life Insurance, SFHAC's Project Review Committee has endorsed 95 Hawthorne Street, which brings in much needed family housing to the San Francisco downtown area, joining several other new housing projects along Folsom and in the Central Transit District. Our committee would like to commend the project specifically for taking advantage of the State Density Bonus to provide more needed affordable homes for San Franciscans.	★
Land Use	The project is replacing a bunker-like office building that is at the end of its life with necessary high-density housing. It is also maximizing this use in a transit-rich district that can accommodate its height easily.	★
Density	The proposed project brings in 392 family-friendly rental units, with 49% being 2- and 3-bedroom units. The team's project is commendable for using the State Density Bonus to increase the unit count by 101, up from 291 originally. Because the units in the proposed project are family-focused, per Planning Commission suggestion, 95 Hawthorne is expected to be home to about 1,000 residents. This represents a great effort to house San Franciscans in the heart of downtown.	★★
Affordability	The project includes 55 on-site affordable units while also paying an in-lieu fee to help further fund affordable units off-site. Those on-site affordable units are set at 19% (between AMI levels 50% to 110%) on-base.	★
Parking & Alternative Transportation	The proposed project has a parking ratio of .25:1, though the site is entitled to .5:1. SFHAC's Committee supports the team's decision to reduce parking spots from 197 to 107 after neighborhood input. In regards to alternative transportation, the site is within walking distance to multiple MUNI bus routes (12, 8AX, 8BX, 81X, 30, 45), MUNI Metro, BART, Caltrain, and the future Central Subway at the Yerba Buena/Moscone Station.	★★
Preservation	The site does not contain any infrastructure deemed historic.	n/a

<p>Urban Design</p>	<p>The proposed project impressed the committee with its architectural design and has included non-required tower separation to anticipate new future growth in the area. Also, the project has proposed to make the sidewalk on Hawthorne wider from five feet to fourteen feet, allowing for a more pedestrian-friendly streetscape. Furthermore, the project includes a podium and rooftop terraces with square footage of about 1,500 and 2,200 respectively.</p>	<p>★★</p>
<p>Environmental Features</p>	<p>The proposed project is being built to meet the City's high bar for Green Building Code, Stormwater Management, and Water Conservation and Irrigation, which would promote energy and water efficiency. Water reuse is also being instituted.</p>	<p>★</p>
<p>Community Benefits</p>	<p>The project implements several strong community benefits, headlined by a contribution of an estimated \$21,825,484 to help fund better City programming for San Franciscans. They are also committed to an annual Mello Roos Tax Payment of \$2.5 Million, which escalates at 2% per year for 30 years to help fund transit infrastructure, including the Caltrain extension.</p>	<p>★</p>
<p>Community Input</p>	<p>The project team has also engaged in multiple good-faith meetings with neighborhood groups, namely One Hawthorne Street HOA, Yerba Buena Community Benefit District (YBCBD), Yerba Buena Alliance, TODCO Group, SOMCAN Network, Bayanihan Equity Services and West Bay Pilipino Multi Service Center, and still has more scheduled with SOMA Pilipinas, United Playaz, and the Bessie Carmichael School. This cooperation and discourse around the project resulted notably in the drop in parking space count, a change which the committee strongly supports.</p>	<p>★</p>