



PROJECT REVIEW REPORT CARD

Project Address: 657 Harrison Street, San Francisco, CA 94107

Project Sponsor: One Vassar

Date of SFHAC Review: 1/15/2020

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	SFHAC is proud to support One Vassar's proposed project at 657 Harrison Street.	★★
Land Use	The project team plans to rebuild this underutilized key site into a well-balanced mixed-use project including 489 new homes as well as a much needed childcare services for San Franciscans. In the context of our acute housing shortage, a mix of uses including infill housing is the best use of the site.	★★
Density	The project design maximizes density on the site according to the specifications of the Central SoMa Plan placing the 489 homes on 482,000 gross constructed square feet. The team achieved this by going above and beyond the base zoning of 130 feet to achieve 350 feet.	★★
Affordability	The proposal provides 110% of San Francisco's city-wide inclusionary requirement. To achieve this, the project team split their requirements between an inclusionary fee and a land dedication. Approximately half of their affordability program will be accomplished by paying a fee equivalent to 33% and approximately half will be a land dedication at 49.5%. Their total inclusionary contribution is valued at \$31.7M as of 2019.	★★★
Parking & Alternative Transportation	The project includes 128 subterranean parking spaces for residential, childcare, and retail use. This is a residential parking ratio of .25:1. While SFHAC encourages project teams to continue to be open to potential opportunities to reduce parking, we acknowledge that a lower parking ratio is aspirational due to the realities of financing and neighborhood demands. In addition, there will be 204 Class I, 33 Class II, and 25 cargo bicycle parking spaces implemented into the project. The site is also well-served by transit with access to the 8, 10, 12, 30, 45, and 81 MUNI lines as well as future access to two subway stations currently under construction. A new protected bike lane will be located along 2nd street and Transbay Terminal 2.5 blocks away. The proposed project exceeds TDM requirements.	★
Preservation	The project will rehabilitate the historically significant building on site which will be retained and siesmically retrofitted as part of the multi-structure mixed-use development.	★★

<p>Urban Design</p>	<p>The project plan includes strong urban design elements. The design features open space at the prominent corner of 2nd and Harrison Streets. It will also connect two dead-end allies (Perry Street and Vassar Place) to increase the block's porosity. Additional street improvements, such as the widening of sidewalks, complete a package of urban improvements. The Committee would like to commend the project team for their decision to include the market hall, a proven way to create community by providing restaurants, retail, and other services on site.</p>	<p>★★</p>
<p>Environmental Features</p>	<p>The project will meet San Francisco's high environmental standards. The project team expects the project to be designed to LEED Gold standards and comply with Title 24 and Green Point-rated standards.</p>	<p>★</p>
<p>Community Benefits</p>	<p>The project will include an 18,000 square foot childcare center, open space, including a new pedestrian mid-block connection, programmable community open spaces, \$7.5 Million in public art, 41,300 square feet of retail, and public realm improvements to create safer, more inviting streetscapes. Overall, the project contributes a value of approximately \$120 Million in impact fees and infrastructure investments, which will go toward improving the lives of San Franciscans.</p>	<p>★★</p>
<p>Community Input</p>	<p>The project sponsor has engaged the SoMa community by conducting several open house sessions. They have done additional outreach with key stakeholder groups, namely: Yerba Buena Alliance, Yerba Buena CBD, Good Jobs for All, SOMACC, SoMa Pilipinas, TODCO, SOMBA, SF Bicycle Coalition, South Beach Neighbors, SF Chamber of Commerce, West Bay, United Playaz, SOMCAN, SF Travel, Hotel Council, Local 2, YIMBYs, and SPUR. The project was also refined through the Central SoMa Plan evolution, which established specific goals and expectations from key sites, such as this one.</p>	<p>★★</p>