



PROJECT REVIEW REPORT CARD

Project Address: 469 Stevenson
Project Sponsor: BUILD Inc.
Date of SFHAC Review: 12.02.2020

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

Summary	After reviewing the project proposal, the San Francisco Housing Action Coalition is proud to endorse BUILD Inc.'s 469 Stevenson Street. This well-designed, transit-oriented development will provide nearly 495 homes of varying sizes and affordability in downtown San Francisco.	★★
Land Use	The project site is located on an existing parking lot near an abundance of mass transit infrastructure and is adjacent to the Powell Street BART station. The site is also located within a five-minute walking distance of several job hubs including central SOMA, Civic Center, and Union Square.	★★
Density	The project will create 495 homes and is currently the largest state density project in the city. We applaud the project team's creative solution to accommodating more residents by including eight five-bedroom units. These units will serve more families and encourage co-living.	★★
Affordability	The project is set to include 94 on-site affordable units, which is 28% of the base project and 19% of the total project. We commend the project team's work to increase this number from the 64 that were originally proposed. We also admire the project team for exceeding the unit requirement laid out by the state density bonus.	★★
Parking & Alternative Transportation	The project will include two underground floors for vehicle and bicycle parking. The project team estimates there will be fewer than 100 total parking spaces, though the final numbers have not yet been determined. Bicycle parking will include 200 Class 1 and 27 Class 2 spots. The project's close proximity to public transit will also encourage car-free living. We encourage the project team to revisit the building's bike infrastructure to consider placing bicycle parking on the ground floor.	★
Preservation	The project site does not have any existing infrastructure deemed historic as the site is currently a parking lot.	n/a
Urban Design	The project includes landscaping enhancements on both Jesee and Stevenson Streets. While the project team has presented ample and well-designed above-ground features, we encourage more refinements to the ground floor design.	★
Environmental Features	This project is anticipated to receive LEED Silver certification and will experiment with the use of the adjacent steam plant to conduct energy and heat for the building. We commend the project team for seeking alternatives to working with PG&E and for their innovative thinking of energy use.	★★★
Community Benefits	The project will include roughly 4,000 ft of community space, including the active ground floor community space for local businesses plus improved sidewalk infrastructure.	★

Community Input	We applaud the project team's continued work to integrate the community's input into the design and commend the project team's in-depth shadow and wind analysis.	★★
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