



PROJECT REVIEW REPORT CARD

Project Address: 1324-1326 Powell Street

Project Sponsor: AXIS/GFA

Date of HAC Review: 2.3.2021

Grading Scale

★ = The project meets the high standard set by local jurisdiction and/or HAC

★★ = The project exceeds HAC standards

★★★ = The project far exceeds HAC's standards and exhibits creativity in its proposed solutions

Criteria for HAC Endorsement

1. The development must have been presented to the HAC 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, HAC is proud to endorse 1324 Powell Street as it will provide much-needed infill housing with affordable homes in downtown San Francisco.	★
Land Use	The proposed project is a multi-use apartment building with ground floor community space. The project would be replacing a two story restaurant with an eight story apartment building. Right outside the site is a north and southbound Muni 12 line that can be used to access the Powell Street Bart station which is less than a 10 minute walk away.	★
Density	The project is currently planned to include a total of 17 homes. We applaud the project team for pursuing the state density bonus to increase that number to 24. These units are currently a mix of both studio and 1 bedrooms, but the project team is currently looking to add multi-bedroom homes to support multi-generational households.	★★
Affordability	The inclusionary percentage is currently 13%, which will mean 3-4 Below Market Rate homes.	★
Parking & Alternative Transportation	We commend the project for having zero parking spaces and instead promoting biking and public transit as alternatives. The project will include 18 bike parking spaces and we encourage the project team to explore if the state density bonus will allow for even more.	★★★
Preservation	The site does not contain any infrastructure deemed historic.	n/a
Urban Design	The project is utilizing large front and rear setbacks to provide community space and private terrace spaces for residents. The ground floor will serve as community space, and we are excited that the project will maximize the use of Fisher Alley to provide outdoor open space.	★
Environmental Features	The proposed project is set to receive a GreenPoint rating and include a low flow system. We encourage the development team to explore southglazing to prevent heat retention in the building.	★
Community Benefits	The project will provide the neighborhood with ground floor community space as well as an outdoor open space in Fisher Alley. Trees and Class III parking along Powell Street will also help enliven the streetscape. We encourage the project team to remain in communication with labor groups throughout the design process.	★★

Community Input	The project team has completed two rounds of community outreach and has recieved no opposition. When CCDC raised concerns about their community outreach process, the project team met with them, and we encourage more proactive and inclusionary community outreach strategies going forward. We commend the project team's plan to provide multigenerational housing options as a part of the revised project proposal.	★
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