



**Project Address:** 530-540 Turk St, San Francisco, CA 94102  
**Project Sponsor:** 530 Turk Street LLC c/o JS Sullivan Development LLC  
**Date of HAC Review:** 8/16/2023

**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

<b>Guideline</b>	<b>Comments</b>	<b>Score</b>
<b>Summary</b>	The Housing Action Coalition's Project Review Committee is pleased to support the proposed project at 530 Turk that will result in 88 well-designed, well-located homes. The committee is pleased to see this transit-oriented project include a diverse assortment of housing options for households of various sizes and income levels.	★★
<b>Land Use</b>	The lot is currently a parking lot, making it an ideal urban infill site. By transforming car-centric infrastructure into housing, the project will help to bring more foot traffic and activity to the neighborhood.	★★
<b>Density</b>	The Committee is pleased with the project team's use of the State Density Bonus. In doing so, the project team has increased the number of homes on site by 16%.	★★
<b>Affordability</b>	The Committee applauds the project team's commitment towards affordable housing. It exceeds the inclusionary housing requirement and provides on-site affordable units equal to 27% of the base project.	★★
<b>Parking &amp; Alternative Transportation</b>	The project is well-served by public transportation, as residents will be within walking distance of various bus lines and a few blocks away from the Civic Center station. The project also provides 88 class 1 and 8 class 2 bike parking spaces, and 37 car parking spaces for residents which is below the parking maximum. HAC would like to see reduced parking spots to encourage the use of public transit and bikes, but understands financing concerns.	★★
<b>Preservation</b>		N/A
<b>Urban Design</b>	The project meets neighborhood design guidelines. The Committee noted that the facade design aligns with the contemporary residential building at 500 Turk. HAC is excited that the project includes private open spaces for all homes as well as a common open space on the rooftop, but would like to see the project include a more active ground floor to supplement the residents and public's experience.	★

<b>Environmental Features</b>	Aside from the inherent environmental benefits of dense infill development, the project meets the San Francisco Green Building Code and incorporates features such as a canopy and street trees to reduce wind speed. The Committee notes that due to San Francisco's high environmental standards, it is hard for projects to achieve more than one star.	★
<b>Community Benefits</b>	The project has a variety of different home-types to serve residents' needs, and will provide investment through impact fees. Additionally, streetscape improvements will contribute to improved walkability in the neighborhood.	★
<b>Community Input</b>	The sponsor has actively reached out to neighbors, nonprofits and neighborhood groups for feedback. This feedback has been incorporated into the project's design, namely through increasing the building's setback. We encourage the project team to continue community outreach throughout the process.	★★