



November 4, 2008

Steven Huang
Project Manager
Universal Paragon Corporation
150 Executive Park Blvd, Suite 4200
San Francisco, CA 94134-3309

Re: Proposed Project at Visitacion Valley

Dear Mr. Huang,

The San Francisco Housing Action Coalition (SFHAC) is pleased to offer our support of your proposed mixed-use, transit-oriented project at Visitacion Valley. Our Endorsement Committee believes the proposed project has many merits and has great potential to contribute to SFHAC's mission of increasing the supply of well-designed, well-located housing that conforms to good urban design principles and meets the needs of present and future San Franciscans.

As discussed at our Endorsements Committee Meeting, the SFHAC would like to make the following comments regarding your proposed project:

- The SFHAC commends the project sponsor for the unbundled parking in the project site. However, we feel that one parking space per 250 square feet for commercial development is excessive and would prefer to see one parking space per 500 square feet for grocery store use. Our guidelines prevent us from endorsing projects with residential parking in excess of 1:1.
- The SFHAC suggests that the project sponsor maximize opportunities to increase heights to 65 feet in the proposed project and increase density along Bayshore Boulevard and on the Schlage site.
- The SFHAC is interested in learning more about the details of the onsite inclusionary housing for the proposed project.
- The SFHAC would like to see more individual design elements as they emerge.

The proposed project meets our endorsement criteria in the following ways

Project Size:

The proposed project involves construction of 1,253 units.

Land Use:

The proposed mixed-use, transit-oriented development is an appropriate use of the site given the surrounding context. The project site is in a neighborhood that has established community infrastructure that can serve future residents. The parkland, grocery and retail components of the proposed project would also complement the existing retail uses of the surrounding neighborhood.

Density:

The SFHAC supports developments that meet or exceed maximum allowable housing unit density. The proposed project will be rezoned to Neighborhoods Commercial Transit (NC-T3) and Residential Transit-Oriented (RTO) that allows for heights to range from 55 to 85 feet. The proposed project would be constructed at the maximum allowable height and bulk.

Affordability:

The proposed project would meet with City's Inclusionary affordable housing requirement. We would like to know, when appropriate how this requirement is met.

Transit Orientation and Parking:

The proposed residential development is required to have a maximum of one space per unit and four spaces per 1,000 square feet of commercial development. We commend the project sponsor for eliminating parking minimums. The SFHAC encourages creative strategies to reduce the need for parking, such as provision of space for car sharing and bicycle parking. We encourage the project sponsor to consider greater connectivity from the proposed development to the three different transit stations.

Preservation:

The SFHAC understands that a historic office building will be restored on the project site for future office and community uses.

Design:

The proposed project promotes the principles of good urban design and transit-oriented development. The proposed project intends to create a livable, mixed-use urban community that will encourage access to public resources and amenities. The proposed project is located near three different transit lines and will encourage alternative modes of transportation.

Greening and Energy Efficiency:

The project sponsor will seek LEED certification and will incorporate additional green design features. We would like to be kept informed as the design evolves.

Community Input:

The SFHAC is impressed with community outreach to date, including meetings with the local organizations and other interested parties. The SFHAC encourages the project sponsor to continue this dialogue with the community.

Thank you for submitting this project to the SFHAC Endorsement Committee. Based on the information presented, we are supportive of the project. Please keep us abreast of any changes or updates with this project. We would like to continue our discussion that began at the October 22nd Endorsement Committee Meeting, with the goal of our eventually being able to give the project our unqualified endorsement.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Colen', written in a cursive style.

Tim Colen
Executive Director

Cc: Joe Peters, Universal Paragon Corporation