

SAN FRANCISCO DEPARTMENT OF PUBLIC HEALTH HDMT DEVELOPMENT CHECKLIST – Version 3.02

Background

In March of 2007, the San Francisco Department of Public Health (SFPDH) released the Healthy Development Measurement Tool (www.TheHDMT.org) -- a comprehensive evaluation metric to consider health needs in urban development plans and projects. SFPDH staff subsequently applied the HDMT to a number of land use plans in San Francisco. SFPDH created this "development checklist" format of the HDMT to facilitate more routine and easy applications of the HDMT to development projects by community organizations, developers and other stakeholders.

Using the HDMT or the development checklist is strictly voluntary. While the checklist helps stakeholders evaluate specific attributes of development plans and projects, the priority and adequacy of development targets within the checklist should be considered in light of specific neighborhood needs and conditions. The HDMT website provides extensive indicator data for San Francisco to assess baseline neighborhood conditions.

Similar to the organization of the HDMT website, this development checklist is organized by Element, Community Health Objective, and Community Health Indicator. *Development targets* are associated with indicators and objectives, and represent actions that, if taken, would correspond to achievement or improvement of the community health objective and indicator. Where appropriate, regulatory standards are provided to highlight minimum legal requirements in San Francisco as related to a specific development target.

The HDMT and the development checklist undergo revision at least once annually. The current Version 3.02 (January 2010) replaced version 3.01 (September 2009) and all prior versions (Version 2.01, April 2008; Version 1.01, November 2007). Future minor revisions to the checklist will be noted as Version 3.03, 3.04, etc. Future major revisions will be noted as Version 4.01. The version number is noted in the bottom left corner of this document.

Using the Checklist

To use the checklist, review each development target and check the appropriate box to indicate whether the development project meets the target. Categories of response include:

- **Yes, development target met** - this is checked when a project clearly meets a development target.
- **No, development target not met** - this is checked when a project does not meet a development target, either by not discussing the development target issue or because the project's specifications clearly do not meet the development target.
- **Insufficient information to evaluate the project** - this is checked when the project does not provide sufficient information to evaluate the development target. Generally, this column is checked if a project mentions an issue, but does not provide specific details regarding implementation. If a project does not discuss an issue at all, this would not be the correct column to check.
- **Not applicable to the project ("N/A")** - this is checked when a development target is not applicable or not relevant to the specific project being evaluated. For example, the development target focuses on green businesses, but the project under evaluation is residential only, with no commercial development being included.
- **Relevant Information** – briefly describe how/where the plan or project addresses the development target or how a policy/action in the plan or project could be improved to meet the development target. If not applicable, explain why.

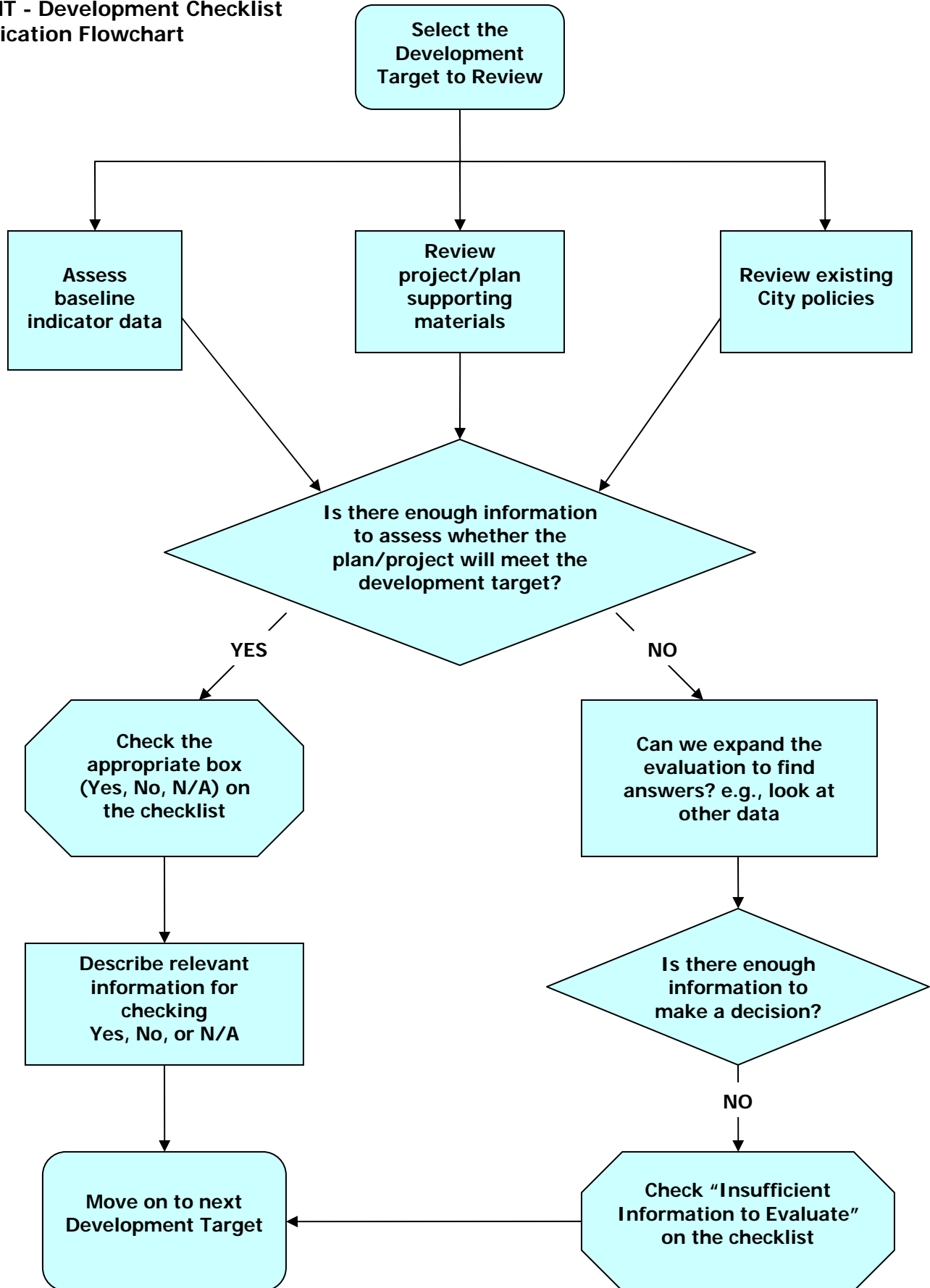
Caveats

Please note that several development targets have not been finalized and are under revision. Users of the HDMT Development Checklist should also be aware of several limitations and caveats:

- The checklist is primarily geared towards assessing large-scale residential or mixed-use residential development projects. Development targets that are applicable to other kinds of projects (e.g., commercial, institutional) are so noted.
- While the HDMT may be applied to development at all scales, not all criteria may be applicable to a specific project. For example, some targets are applicable to a limited class of projects (e.g., schools, health facilities).
- Available information on a project may not permit specific evaluation of the target, particularly where the target is a specific numerical goal.
- The checklist does not include development targets for all indicators in the HDMT. In instances where indicators cannot be improved upon by clear and direct development actions, we state "*no identified development target.*"
- This checklist is not a new form of environmental regulation or a set of enforceable standards. Similar to LEED-ND, the checklist encourages voluntary efforts to improve development.

For more information on the Healthy Development Measurement Tool, visit www.TheHDMT.org.

**HDMT - Development Checklist
Application Flowchart**



Environmental Stewardship		Yes	No	Insufficient Info	N/A to Project	Relevant Information
Objective ES.1 Decrease consumption of energy and natural resources						
ES.1.a ¹ ES.1.b ¹	<p><i>Benchmark:</i> If the project is a New Small Residential, New Midsize Residential, or New High-Rise Residential project, does it achieve more than 30 points in the energy section of the GreenPoint Rated checklist? OR If the project is a New High-Rise Residential, New Mid-Size Commercial, or New Large Commercial Building, does it earn 2 or more points in the "Energy and Atmosphere" section under the LEED 2.2 checklist?</p> <p><i>Regulatory minimum:</i> All private commercial buildings in San Francisco must comply with Title 24. All LEED and GreenPoint Rated Buildings must be 15% above Title 24 in order to be certified. As of 2009, all New Small, New Midsize and New High-Rise Residential, and New Large Commercial buildings in San Francisco must be LEED or GreenPoint Rated Certified. New Mid-size Commercial buildings need to submit a LEED checklist, but do not need to be LEED certified. GreenPoint Rated requires a minimum of 30 points in the Energy Section and in LEED v2.2 requires projects registered after 6/26/07 to achieve at least two points under the EAc1. For exact point specifications for LEED and GreenPoint Rated requirements in San Francisco and effective dates, please review the Green Building Ordinance: Summary of Requirements found at: www.sfenvironment.org/downloads/library/sf_green_building_ordinance_2008.pdf</p>					
ES.1.c ¹	<p><i>Benchmark:</i> If the project is a New Small Residential, New Midsize Residential, or New High-Rise Residential project, does it achieve more than 3 points in the water section of the GreenPoint Rated checklist? AND comply with the SFPUC Stormwater Design Guidelines? OR If the project is a New High-Rise residential, New Mid-Size Commercial or New Large Commercial project, does it achieve more than 2 points in "Water Efficiency" credits under the LEED2.2 checklist? AND comply with the SFPUC Stormwater Design Guidelines?</p> <p><i>Regulatory minimum:</i> As of 2009 all New Small, New Midsize, and High-Rise Residential Buildings and New Large Commercial buildings in San Francisco must be LEED or GreenPoint Rated Certified. New Mid-size Commercial Buildings need to submit a LEED checklist, but do not need to be LEED certified. San Francisco requires all new development to comply with "SFPUC Stormwater Design Guidelines" where applicable. Furthermore, New High-Rise Residential, New Mid-Size Commercial and New Large Commercial must achieve a minimum 50% reduction in potable water use for landscaping (LEED credit WE1.1) and a minimum 20% reduction in potable water use (LEED credit WE3.1). For exact point specifications for LEED and GreenPoint Rated requirements in San Francisco and effective dates, please review the Green Building Ordinance: Summary of Requirements found at: www.sfenvironment.org/downloads/library/sf_green_building_ordinance_2008.pdf</p>					

Environmental Stewardship		Yes	No	Insufficient Info	N/A to Project	Relevant Information
ES.1.d ¹	<i>Benchmark #1:</i> Does the project divert 75% or more of all non-hazardous construction and demolition debris for recycling and/or salvage?					
	<p><i>Benchmark #2:</i> Does the project use salvaged, refurbished or reused materials such that the sum of these materials constitutes at least 5%, based on cost, of the total value of materials on the project (LEED Credit MR3.1).</p> <p><i>Regulatory minimum:</i> SF Environment Code Chapter 14 establishes the Construction and Demolition Debris Recovery Ordinance, requiring a minimum of 65% diversion from landfill of construction and demolition debris. In 2002 the SF Board of Supervisors adopted Resolution No. 679-02 setting a goal of 75% diversion from landfill by 2010 and promoting the highest and best use of recovered materials and authorizing the Commission on the Environment to adopt a zero waste goal for 2020. The Green Building Ordinance requires New High-Rise Residential, New Mid-Size Commercial and New Large Commercial Buildings to divert at least 75% of construction debris (LEED Credit MR2.2).</p>					
ES.1.e	<p><i>Benchmark:</i> Does the project provide facilities and services for users to recycle and compost waste?</p> <p><i>Regulatory minimum:</i> New construction or expansion of multi-family or commercial properties may be subject to San Francisco Department of Building Inspections requirements, such as Administrative Bulletin 088 and Building Code 13, Section 1304C, to provide adequate space for recyclables and compostables, which includes requiring any chute system to keep compostables, recyclables and trash separate.</p>					
ES.1.f ¹ ES.1.g ¹	<p><i>Benchmark:</i> If the project is a New Small Residential, New Midsize Residential or New High-Rise Residential project, does it install photovoltaics to offset at least 10% percent (GPR 9.b) of the project's total estimated electricity demand OR if the project is a New-High Rise Residential, New Mid-Size Commercial or New Large Commercial project, does it use on-site renewable energy systems to offset building energy cost by at least 7.5% (LEED Credit EA2.2).</p> <p><i>Regulatory minimum:</i> In 2012, the Green Building Ordinance will require New Mid-Size and Large Commercial Buildings to produce renewable on-site energy or purchase renewable energy credits (LEED Credit EA2 or EA6).</p>					

Environmental Stewardship	Yes	No	Insufficient Info	N/A to Project	Relevant Information
<p>ES.1.h¹ <i>Benchmark:</i> If the project is a New Small Residential or New Midsize Residential project, does it achieve at least 50 points on the GreenPoint Rated checklist? OR If the project is a New High-Rise Residential project, does is the project GreenPoint Rated with a minimum of 75 points or does it achieve LEED Silver Certification? OR If the project is a New Mid-Size Commercial project, is it LEED certified? OR If the project is a New Large Commercial project, does it achieve LEED Gold Certification.</p> <p><i>Regulatory minimum: The San Francisco Green Building Ordinance requires that in 2009, New Small Residential and New Mid-Size Residential Buildings achieve 25 points through Green Point Rated; New High-Rise Residential to be LEED Certified or GreenPoint Rated with a minimum of 50 points; New Mid-Size Commercial to submit a LEED checklist (though no certification required); and New Large Commercial Buildings to achieve LEED Certification. In 2010, New Small Residential and New Mid-Size Residential Buildings are required to be GreenPoint Rated with a minimum of 50 points; New High-Rise Residential to be LEED Silver Certified or GreenPoint Rated with a minimum of 75 points; New Mid-Size Commercial to submit a LEED checklist (though no certification required); and New Large Commercial Buildings to achieve LEED Silver Certification. In 2011, New Small Residential is required to be GreenPoint Rated with a minimum of 50 points; New Midsize Residential to be GreenPoint Rated with a minimum of 75 points. New High-Rise Residential to be LEED Silver Certified or GreenPoint Rated with a minimum of 75 points; New Mid-Size Commercial to submit a LEED checklist (though no certification required); and New Large Commercial Buildings to achieve LEED Silver Certification. In 2012, New Small Residential and New Midsize Residential is required to be GreenPoint Rated with a minimum of 75 points. New High-Rise Residential to be LEED Silver Certified or GreenPoint Rated with a minimum of 75 points; New Mid-Size Commercial to submit a LEED checklist (though no certification required); and New Large Commercial Buildings to achieve LEED Gold Certification.</i></p>					

Environmental Stewardship		Yes	No	Insufficient Info	N/A to Project	Relevant Information
Objective ES.2 Restore, preserve and protect healthy natural habitats						
ES.2.a	<p><i>Benchmark:</i> Is the project located at a distance greater than 100 feet from existing shorelines of water bodies--seas, lakes, rivers, streams and tributaries--and wetlands?</p> <p><i>Regulatory minimum:</i> The SF Bay Conservation and Development Commission (BCDC) regulates development within the 100-foot shoreline band. Permitted uses include open space; public recreation and access; waterfront commercial recreation uses; limited residential; and off-street parking related to these uses. The BCDC requires the maximum feasible public access as a condition of permit approval for new development within the 100-foot shoreline band. SF Planning Code Section SEC. 330.4.requires construction of any residential or commercial building, structure, or project as defined in Section 330.2 subject to coastal zone permit review.</p>					
ES.2.b	<p><i>Benchmark:</i> If the project develops or alters land deemed to be significant natural resource areas, does the project preserve or restore 20% of the development parcel area to a natural condition with regard to flora?</p> <p><i>Regulatory minimum:</i> The SF General Plan Open Space Element Policy 2.13 provides information on preserving and protecting significant natural resource areas and defines criteria to be used to determine what constitutes a significant natural resource area worthy of protection.</p>					
ES.2.c	<p><i>Benchmark:</i> Does the project meet or achieve a standard of 10 acres of publicly accessible open space per 1,000 population in the planning area?</p> <p><i>Regulatory minimum:</i> The SF General Plan Open Space Element Policy 2.2 prohibits proposals for nonrecreational uses in public parks and playgrounds and gives priority to open space land use designation when public land becomes surplus.</p>					
ES.2.d	<p><i>Benchmark:</i> Does the project provide a continuous row of appropriately spaced trees at all streets adjacent to the project?</p> <p><i>Regulatory minimum:</i> SF Planning Code Section 143 requires street [trees] to be installed by the owner or developer in the case of construction of a new building, relocation of a building, or addition of gross floor area equal to 20% or change of 20% or more of the occupied floor area of an existing building to another use. The street trees installed shall be a minimum of one 24-inch box tree for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree.</p>					

Environmental Stewardship		Yes	No	Insufficient Info	N/A to Project	Relevant Information
ES.2.e	<p><i>Benchmark:</i> Does the project use porous pavement materials on drives, sidewalks, parking lots and plazas? AND apply the "SFPUC Stormwater Design Guidelines"?</p> <p><i>Regulatory minimum:</i> See the SFPUC Stormwater Design Guidelines (http://sfwater.org/Files/FactSheets/DRAFTStormwaterDesignGuidelines.pdf). The Board of Supervisors passed the Permeable Sidewalk Landscaping Permit in 2006. The ordinance created a method by which individual property owners can increase the green space around their homes by allowing garden installations in sidewalk areas.</p>					
ES.2.f	<p><i>Benchmark:</i> Does the project establish and maintain green roofing or rooftop gardens on at least 25% of usable roof space?</p>					
Objective ES.3 Reduce residential and industrial conflicts						
ES.3.a	<p><i>Benchmark:</i> Does the project rehabilitate a damaged site where development is complicated by environmental contamination, reducing pressure on undeveloped land? This could be a site documented as contaminated or a site defined as a Brownfield by a local, state or federal government agency.</p> <p><i>Regulatory minimum:</i> The San Francisco Department of Public Health, Maher Ordinance requires soil analysis for a specified list of inorganic and organic chemicals at construction sites where: 1) at least 50 cubic yards of soil are disturbed; 2) there is construction on the Bay side of the historic high-tide line; or 3) there is reason to believe that hazardous waste may be present. If the soil sample and analysis report indicates there is hazardous waste present, the applicant is required to create a site mitigation report and complete all site mitigation measures to ensure all significant environmental and health risk caused by the hazardous waste are mitigated.</p>					
ES.3.b	<p><i>Benchmark:</i> Where sensitive uses² are proposed, does the project avoid location adjacent to industrial land parcels (see development targets ES.4.a, ES.4.b and ES.5.a) OR appropriately mitigate anticipated impacts?</p>					

Environmental Stewardship		Yes	No	Insufficient Info	N/A to Project	Relevant Information
Objective ES.4 Preserve clean air quality						
ES.4.a	<p><i>Benchmark #1:</i> Where sensitive uses² are proposed in an area of potential traffic-related air quality hazards (as defined by SFDPH), does the project analyze potential traffic-related air quality pollution emissions concentrations at sensitive uses?</p> <p>AND</p> <p><i>Benchmark #2:</i> If traffic-related pollution concentrations are above action levels, does the project either avoid locating sensitive uses² where pollutants are above the action level OR reduce traffic volume of a type sufficiently to mitigate air pollution concentrations below the action level, OR use design and/or ventilation engineering to remove 80% of the outdoor particulate matter concentrations from indoor air?</p> <p><i>Regulatory Minimum:</i> According to Article 38 of the San Francisco's Health Code, if mitigation for air pollution is required based on air quality assessment, a performance requirement is provided for the developer to achieve an 80% reduction of outdoor fine particulate matter levels indoors through a design mitigation and/or ventilation filtration system.</p>					
	<p><i>Benchmark:</i> Does the project avoid locating sensitive uses² in close proximity to a major industrial stationary source of air pollution?</p> <p>Close proximity is defined as 1000ft for distribution centers, 1000ft for rail yards, downwind for ports, downwind for refineries, 1000ft for chrome platers, 300ft for dry cleaners using perchloro-ethylene (500ft two or more machines), and 50ft for a typical gasoline dispensing facility (500ft for a large facility). In addition to source-specific recommendations above, the following list includes other industrial sources that could pose a significant health risk to nearby sensitive individuals depending on a number of factors: autobody shops, furniture repair, film-processing services, printing shops, diesel engines, construction manufacturers, metal platers, welders, metal spray (flame spray) operations, chemical producers, furniture manufacturers, shipbuilding and repair, rock quarries and cement manufacturers, hazardous waste incinerators, power plants, research and development facilities, landfills, waste water treatment plants, medical waste incinerators, recycling, garbage transfer stations, and municipal incinerators. Since these types of facilities are subject to air permits from local air districts, facility-specific information should be obtained where there are questions about siting a sensitive land use close to an industrial facility.</p> <p><i>Regulatory Minimum:</i> SF Planning Code 210.5 and 210.6 specify permitted light and heavy industrial uses and have certain requirements as to enclosure, screening and minimum distance from residential districts.</p>					

Environmental Stewardship		<u>Yes</u>	<u>No</u>	<u>Insufficient Info</u>	<u>N/A to Project</u>	<u>Relevant Information</u>
Objective ES.5 Maintain safe levels of community noise						
ES.5.a	<p><i>Benchmark:</i> Is the project consistent with the SF General Plan's noise-land use compatibility guidance³ AND where ambient noise levels are >60 Ldn do residential projects mitigate interior noise levels?</p> <p><i>Regulatory Minimum:</i> Projects must comply with Section 2909 (a-d), San Francisco Police Code, for exterior and interior noise levels and mitigate excessive noise levels consistent with Title 24, Part 2, Volume 1, Section 1207 of the California Building Code.</p>					
TOTAL NUMBER OF CHECKS IN EACH COLUMN						N/A

Sustainable Transportation		Yes	No	Insufficient Info	N/A to Project	Relevant Information
Objective ST.1 Decrease private motor vehicles trips and miles traveled						
ST.1.a	Does the project incorporate strategies that would significantly reduce its contribution to new regional vehicle miles traveled by addressing:					
ST.1.b	1) Density, residential:					
ST.1.c	<i>Benchmark:</i> Is the project designed with a residential density at or above 25 dwelling units per residential acre (or at or above 40 dwelling units per residential acre for projects					
ST.1.d	≤1/2 mile from regional mass transit stops including rail, ferry, or bus service)? (note: 1					
ST.1.e	acre = 4840 Square Yards = 43560 Square Feet = 220 ft. x 198 ft.) ⁴					
	2) Parking, residential zoning:					
	<i>Benchmark:</i> Does the project provide structured residential parking at a ratio less than or equal to one space for every two households for projects <1/2 mile from regional mass transit stops including rail, ferry, or bus service OR a ratio less than or equal to three spaces for every four households for the rest of the city?					
	3) Parking, pricing:					
	<i>Benchmark:</i> Does the project address parking through at least 2 of the following pricing strategies?					
	§ On-street parking priced for a target utilization rate of 85%					
	§ Variable rate parking pricing (e.g. it costs more per hour the longer you park)					
	§ Coordinated off-street and on-street parking pricing (to increase utilization of off-street parking)					
	§ Unbundled parking (charging for parking costs separate from residential/commercial property/rental costs, making parking costs transparent/optional instead of a hidden cost)					
	§ Parking cash-out policies (allowing employees to choose between receiving subsidized parking or the equivalent amount of money that would be used for the parking space)					
	4) Transportation demand management policies and programs:					
	<i>Benchmark:</i> Does the project provide at least 3 of the following transportation demand management strategies?					
	§ Carpool matching programs					
	§ Dedicated employee or resident transportation coordinator					
	§ Financial incentives for walkers and bicyclists					
	§ Free or reduced cost transit passes					
	§ Guaranteed ride home program					
	§ Preferential carpool/vanpool parking					
	§ Provision of bus schedules, bike maps, other transportation alternatives					
	§ Telecommuting					
	§ Another transportation demand management strategy (please note):					

Sustainable Transportation		Yes	No	Insufficient Info	N/A to Project	Relevant Information
	<i>Regulatory Minimums: SF Planning Code Sections 155.1, 155.2, 155.4, and 155.5 require bicycle parking in city-owned and leased buildings; city-owned and privately-owned parking garages; commercial buildings; and residential uses. The number of spaces required by building size and type of use are detailed in the SF Planning Code. SF Planning Code Section 155.3 requires shower facilities and lockers in new commercial and industrial buildings and existing buildings undergoing major renovations (with existing costs at least \$1,000,000); the required number of showers and lockers varies by building size and type of use. SF Planning Code Section 166 requires car share parking spaces in newly constructed residential buildings or buildings being converted to residential uses that provide parking when they include 50 or more residential units (50 - 200 units = 1 space; 201 or more units = 1 space + 1 space for every 200 dwelling units over 200).</i>					
ST.1.f	<i>Benchmark #1: Where sensitive uses² are proposed within 150 meters of a truck route, does the project analyze potential air quality impacts on sensitive uses AND either avoid locating the sensitive use, OR reduce truck traffic on the adjacent route, OR provide an HVAC system with filtration to reduce/mitigate infiltration of vehicle emissions? AND</i>					
	<i>Benchmark #2: Does commercial development greater than 50,000 sq. feet provide adequate on site truck parking?</i>					
Objective ST.2 Provide affordable and accessible transportation options						
ST.2.a	Does the project incorporate strategies that would result in a significant increase in trips made by public transportation by addressing:					
ST.2.b	1) Transit:					
ST.2.c	<i>Benchmark: Is the project within 1/2 mile of regional transit station (e.g., BART, Cal Train) OR does the project include dedicated shuttle trips to regional transit, with timing and frequency based on estimates of area demand? AND is the project within 1/4 mile of a local transit stop?</i>					
ST.2.d	2) Transit:					
ST.2.e	<i>Benchmark: Is the project within 1/4 mile of a major transit corridor⁵?</i>					
	3) Transit:					
	<i>Benchmark: Does the project provide adequate light, shelter and space to sit at all bus stops, with enhanced amenities at key stops?</i>					
	4) Transit:					
	<i>Benchmark: For ground floor commercial uses that are within immediate sightline/walking distance of a surface transit stop, does the project provide sheltered, well-lit, publicly displayed real-time bus arrival information at regular intervals (e.g., Next-Bus) and/or stay open to the public for extended hours (e.g., cafes, bookstores, bars, institutional building lobbies)?</i>					

Sustainable Transportation		Yes	No	Insufficient Info	N/A to Project	Relevant Information
	See also: Development targets for ST.1a – e., #1-4, also support public transit as an alternative to driving and increase the transparency of the costs of single occupant motor vehicle use.					
ST.2.f ST.2.g	<p><i>Benchmark #1:</i> Does the project subsidize discounted public transit passes for households with incomes <200% of the Federal poverty level (e.g., if transit passes are included in homeowners associations fees, they are provided at a reduced cost)?</p> <p>OR</p> <p><i>Benchmark #2:</i> Is the project within ½ mile of a location selling Muni Lifeline Fast Passes (discounted MUNI monthly fast passes for San Francisco Residents with incomes at or below 200% of the Federal poverty level)?</p>					
Objective ST.3 Create safe, quality environments for walking and biking						
ST.3.a	Does the project incorporate strategies that would significantly reduce bicycle collisions in the area by addressing:					
ST.3.b ST.3.c	<p>1) Bicycle environment:</p> <p><i>Benchmark #1:</i> Does the project include (or is within 4 blocks of) bicycle lanes and/or paths linked to the city's existing bicycle network? AND</p> <p><i>Benchmark #2:</i> Does the project incorporate at least 3 interventions from the following list?⁶</p> <ul style="list-style-type: none"> § Bicycle lanes at least 5 feet wide § Bicycle lane signs § Dashed intersection bicycle lanes § Double-striped bicycle lanes (striped on each side) § Driveway cuts are prohibited or kept to a minimum of 4 or fewer per street segment § Left-turn bicycle lanes § Shared traffic lanes with sharrows (or painted bike marking on pavement) § Smooth roadway pavement surfaces § Street lighting (adequate for bicyclists) § Street trees (traffic calming, improve bicycle environment) 					

Sustainable Transportation		Yes	No	Insufficient Info	N/A to Project	Relevant Information
ST.1.g ST.3.d ST.3.e ST.3.g	<p>Does the project incorporate strategies that would result in a significant increase in trips made by walking <i>and</i> reduce or prevent pedestrian injury collisions in the area by:</p> <p>1) Pedestrian environment: <i>Benchmark:</i> Does the project incorporate at least 6 interventions from the following list? OR Does the project maintain or achieve a one grade level improvement in the Pedestrian Environmental Quality Index⁷ score (in the acceptable range)?</p> <ul style="list-style-type: none"> § Advance limit/yield lines at marked crosswalks § Corner bulb-outs § Crosswalks that are signalized and marked (preferably with a pedestrian countdown signal - especially when more than 2 lanes of traffic) § Driveway cuts are prohibited or kept to a minimum of 4 or fewer per street segment § Median refuge islands § Pedestrian-oriented building access § Pedestrian scale design on building frontages § Pedestrian scale lighting on private buildings and/or on public streets § Pedestrian specific building entrances § Public art in streetscape § Public seating in streetscape § Restaurants, retail uses and historical sites located in/near project area, approximately one destination per block § Safe routes to schools or other key pedestrian destinations specifically designed, including routes to senior facilities, health care, grocery stores, and public transit stops/stations § Sidewalk curb cuts for pedestrians at intersections and other pedestrian street crossings § Sidewalks free of impediments (so that people may walk and push baby strollers, etc. safely) § Sidewalks that are at least 5 feet wide and at least 8 feet wide when there is not a sidewalk buffer along arterial streets § Sidewalks with a continuous curb with appropriately placed curb cuts for people with disabilities (an exception being pedestrian-oriented, Woonerf streets) § Street trees, planters, and gardens included in streetscape § Street cleaning addressed in project/plans - including trash can locations, graffiti removal where applicable § Signage for pedestrians, specific to the neighborhood/street - potentially including area maps 					

Sustainable Transportation	<u>Yes</u>	<u>No</u>	<u>Insufficient Info</u>	<u>N/A to Project</u>	<u>Relevant Information</u>
<p>2) Pedestrian safety analysis: <i>Benchmark #1:</i> Does the project: identify areas (intersections, streets, small areas) where pedestrian injury collisions have occurred in or near the project area OR identify where potential future conflicts exist in or near the project area (e.g., when new residents or employees are being introduced to an area with a previously low population and/or high traffic volumes on</p> <p>AND</p>					
<p><i>Benchmark #2:</i> Target pedestrian environment improvements to those areas?</p>					
<p>3) Traffic calming: Does the project include at least 4 of the following traffic calming interventions to slow traffic speeds and reduce risk of collisions (pedestrian as well as bicycle and vehicle-vehicle) and related injuries and deaths in the area?</p> <ul style="list-style-type: none"> § Bollards (short vertical posts) § Channelization islands (raised island that forces traffic in a particular direction, such as right-turn-only) § Chicanes (curb bulges or planters on alternating sides, forcing motorists to slow down) § Chokers (raised islands in a parking zone that narrow a roadway). § Curb extensions, planters, or centerline traffic islands that narrow traffic lanes § Gateway treatments § Horizontal shifts (a lane centerline that curves or shifts) § Median islands (raised island in the road center) § Parking restrictions for on-street parking such as residential permit parking § Pavement treatments (special pavement textures (e.g. bricks) and markings to designate special areas) § Perceptual design features (e.g. patterns painted into road surfaces that encourage drivers to reduce their speeds) § Reductions in the number and width of traffic lanes (particularly on arterials) § Roundabouts (medium to large circles at intersections) § Rumble or warning strips § Semi-diverters, partial closures (restricts entry/exit to/from neighborhood and limits traffic flow at intersections) § Signal timing to reduce traffic speeds § Speed humps § Speed limit enforcement that is automated - such as photo radar speed enforcement or radar trailers which show drivers their current speed and the posted speed limit 					

Sustainable Transportation		<u>Yes</u>	<u>No</u>	<u>Insufficient Info</u>	<u>N/A to Project</u>	<u>Relevant Information</u>
	§ Speed limit signs § Speed tables, raised crosswalks § Street closures (closing off streets to through vehicle traffic at intersections or § Street trees (create a sense of enclosure and improve the pedestrian environment) § Tighter corner radii (a tighter radius forces drivers to reduce speed) § Traffic circles § Truck restrictions (particularly in residential areas or near pedestrian-oriented uses) § Turn restrictions (to keep traffic on main traffic streets) § Woonerfs (streets with mixed vehicle and pedestrian traffic, where motorists are required to drive at very low speeds) § Another traffic calming strategy (please note):					
ST.3.f	<i>Benchmark #1:</i> Does the project use traffic calming devices to reduce speeds to less than 20 mph on interior streets?					
	AND <i>Benchmark #2:</i> Do streets proximate to residential uses have posted speed limits of at or less than 20 mph?					
TOTAL NUMBER OF CHECKS IN EACH COLUMN						N/A

Social Cohesion		Yes	No	Insufficient Info	N/A to Project	Relevant Information
Objective SC.1 Promote socially cohesive neighborhoods, free of crime and violence						
<i>Note: Unlike other sections of the HDMT Development Checklist that have a more one-to-one relationship between the objective, indicator and development targets, evaluation of social cohesion and violence prevention objectives are necessarily broad and multi-faceted. A socially cohesive society is one in which all of the other objectives of a healthy city described in the HDMT are achieved. Violence is one symptom of a non-socially cohesive society. Because other sections of the HDMT Development Checklist assess achievement of other objectives for a healthy city, there is no specific development target benchmark for Objective SC.1. However, using the questions below, qualitative assessments can be made by multiple stakeholders to determine the project or plan's impact on the objective.</i>						
SC.1.a	<i>Benchmark #1: Does the project include environmental design elements and community programs that protect and enhance public safety?</i>					
SC.1.b	Actions consistent with this benchmark would include but are not limited to: analyzing and improving environmental quality for bicyclists and pedestrians; using traffic calming devices on interior streets; contributing street trees; meeting or surpassing city standards for adequacy of sidewalk and street lighting; designing front entrances to buildings to be seen from the street and other front doors; limiting the number of alcohol, tobacco and firearm outlets; supporting community policing, neighborhood watch groups, and, community organizing related to blight abatement					
	<i>Benchmark #2: Does the project include environmental design elements and community programs that promote and enhance social interaction and integration?</i>					
	Actions consistent with this benchmark would include but are not limited to: incorporating public open space, public parks, public plazas, recreational centers, community facilities or other gathering places into project design; enhancing access to existing neighborhood or regional parks and recreational facilities; funding maintenance or programming at parks, recreational centers, public art or public performance spaces; having porches oriented towards streets and public spaces; supporting the development of intentional housing co-operatives, collectives or cohousing; sponsoring a neighborhood organization that supports community building; and sponsoring civic and cultural activities that promote social interaction					
	<i>Benchmark #3: Does the project promote educational, afterschool, and other related opportunities for youth?</i>					
	Actions consistent with this benchmark would include but are not limited to: using schools as multi-use community facilities; funding school infrastructure development explicitly for use as multi-use facilities; supporting arts, afterschool programs, and other activities in recreation centers, parks, and schools; and, funding cultural events using local parks, recreation and open spaces					
	<i>Benchmark #4: Does the project promote economic opportunities for low income and underemployed or insecurely employed individuals?</i>					
	Actions consistent with this benchmark would include but are not limited to: promoting reliable and affordable transportation to jobs; hiring locally for construction, retail, maintenance, and landscaping; providing self-sufficiency wages and benefits in project-associated employment; preserving PDR jobs; and conducting job training or skills development for low income and underemployed local residents in expected commercial uses					

Social Cohesion		<u>Yes</u>	<u>No</u>	<u>Insufficient Info</u>	<u>N/A to Project</u>	<u>Relevant Information</u>
SC.1.c	<i>Benchmark:</i> If the project results in the demolition or loss of deed restricted, public, inclusionary, or rent-controlled housing, does the project replace the demolished/lost housing stock at a 1:1 ratio?					
SC.1.d	<i>Benchmark:</i> Are inclusionary/below market rate housing units built on-site?					
SC.1.e	<i>Benchmark #1:</i> Is the project within 1/2 mile of a community center? AND					
	<i>Benchmark #2:</i> Does the project contribute funding (via impact fee or community benefits agreement) towards a existing community center or to the construction of a new community center?					
SC.1.f	<i>Benchmark:</i> If the project includes retail or commercial uses and is within 1,000 feet of a sensitive use (such as a school, licensed day care center, public park or playground, churches, senior citizen facility, or licensed alcohol or drug treatment facilities), does it disallow off-sale alcohol outlets? <i>Regulatory Minimum: Off-sale alcohol licenses will not be granted by the California Alcohol & Beverage Control in areas with "undue concentration" of off-sale alcohol outlets ("Undue concentration" is defined as 1) police districts where the number of reported crimes is 20% or greater than the city average and 2) census tracts where the ratio of off-sale alcohol licenses per population is greater than the county wide ratio).</i>					
SC.1.g SC.1.h SC.1.i SC.1.j SC.1.k	<i>No identified development target.</i>					
Objective SC.2 Increase participation in social decision-making processes						
SC.2.a	<i>Benchmark:</i> Does the project create a meeting room or other sheltered public space with the appropriate lavatory and other facilities that could be used as an election voting station, community meetings, afterschool programming, tutoring/mentoring, senior center or other social program?					
SC.2.b	<i>Benchmark:</i> Does the project provide funding or physical space for the creation and/or continued programming of a neighborhood clean-up committee, a neighborhood crime prevention committee, or other neighborhood-oriented committee that seeks to promote social engagement and healthy communities?					
SC.2.c	<i>Benchmark:</i> Does the project provide funding or physical space for the creation and/or continued programming of a neighborhood clean-up committee, a neighborhood crime prevention committee, or other neighborhood-oriented committee that seeks to promote social engagement and healthy communities?					

Social Cohesion		Yes	No	Insufficient Info	N/A to Project	Relevant Information
Objective SC.3 Assure equitable and democratic participation throughout the planning process						
<i>Note: Unlike other sections of the HDMT Development Checklist that can be evaluated using the project plan and HDMT data, evaluation of community participation in the planning process must be completed through interviews with project developers, planners, and community members to determine achievement of development targets. The following questions should be asked of multiple stakeholders to assess achievement.</i>						
<i>Regulatory Minimum: San Francisco Administrative Code, Appendix 47: Sunshine Ordinance of 1999 states "The right of the people to know what their government and those acting on behalf of their government are doing is fundamental to democracy, and with very few exceptions, that right supersedes any other policy interest government officials may use to prevent public access to information. Only in rare and unusual circumstances does the public benefit from allowing the business of government to be conducted in secret, and those circumstances should be carefully and narrowly defined to prevent public officials from abusing their authority."</i>						
SC.3.a	Benchmark #1: Did the planning process ensure adequate opportunities for the community to comment on development plans through a number of meetings that: 1) were open to the public, 2) had time specifically allocated for public dialogue related to the project, and 3) were fair and transparent in the amount of time each constituent was allowed to speak? AND					
	<p>Benchmark #2: If the project triggered an EIR process, were 4 or more of the following outreach activities conducted to engage the public? e.g., town hall meeting, charette, promotion of social citizenship, consensus conference, mailings to affected communities, community surveys, development of community advisory board and/or citizen planning committee, planning workshops, focus groups, public hearings, open houses, panel discussions, neighborhood meetings, small in-home meetings, planning fairs, and referendum.</p> <p><i>Regulatory Minimum: San Francisco Administrative Code, Appendix 47: Sunshine Ordinance of 1999 requires that each policy body shall adopt a rule providing that each person wishing to speak on an item before the body at a regular or special meeting shall be permitted to be heard once for up to three minutes. Time limits shall be applied uniformly to members of the public wishing to testify. Every agenda for special meetings at which action is proposed to be taken on an item shall provide an opportunity for each member of the public to directly address the body concerning that item prior to action thereupon.</i></p>					
SC.3.b	<p>Benchmark: Was there appropriate language AND cultural translation and interpretation services available for the demographics of the affected community? e.g., translated/interpreted for youth, low literacy, non-hearing, or non-English-speaking populations</p> <p><i>Regulatory Minimum: San Francisco Administrative Code, Appendix 47: Sunshine Ordinance of 1999 requires that any public notice that is mailed, posted or published by a City department, board, agency or commission to residents... shall be brief, concise and written in plain, easily understood English. The Board of Supervisors shall seek to provide translators at each of its regular meetings and all meetings of its committees for each language requested, including sign language, provided that a request for translation services is communicated at least 48 hours before the meeting.</i></p>					

Social Cohesion		Yes	No	Insufficient Info	N/A to Project	Relevant Information
SC.3.c	<p><i>Benchmark:</i> Was information about the proposed project, policy, or plan (including proposed timeline, request for qualifications or request for proposals, existing general or specific plans, environmental impact reports, transcripts of meetings and hearings, letters documenting financial and other transactions related to property and documentation of publicity) made publicly available in an easily located and navigable website, AND in hard copy at the city planning office, local library, and other public locations?</p> <p><i>Regulatory Minimum: San Francisco Administrative Code, Appendix 47: Sunshine Ordinance of 1999 requires that the agenda for any regular meeting shall specify the time and location and shall be posted in a location that is freely accessible to members of the public.</i></p> <p><i>Regulatory Minimum: San Francisco City Charter, Article XVI: Miscellaneous Provisions, Section 16.112 establishes city requirements for the publication of and full public access to public documents, except for those subject to confidentiality. Notices shall be published in a timely manner before and public hearing and include a general description of the hearing. Notice shall be given and public hearings held for a number of specified activities outline in Section 16.112.</i></p>					
SC.3.d	<p><i>Benchmark:</i> Were the communities potentially affected (geographically, economically, politically or culturally) by the proposed project targeted for outreach (if needed in the appropriate language) in at least 5 of the following 8 locations? e.g., local newspapers, local public library and City Hall, local radio stations, community television public announcements, local churches, local community or recreational facilities, local schools, local clinics</p>					
SC.3.e	<p><i>Benchmark:</i> Did the planning process incorporate at least 6 of the following 10 methods to promote community participation in meetings?</p> <ul style="list-style-type: none"> § vary meeting time and location § provide childcare § provide food § provide transportation to/from the meeting for low income families, seniors and persons with disabilities § provide simultaneous language interpretation § conduct educational outreach to encourage public participation § hire local community liaisons to help outreach to community § be fair and transparent about who gets to speak and for how long § publicly recognize each comment made by community members § meet in a wheelchair-accessible location 					

Social Cohesion		<u>Yes</u>	<u>No</u>	<u>Insufficient Info</u>	<u>N/A to Project</u>	<u>Relevant Information</u>
SC.3.f	<i>Benchmark #1:</i> Did decision-makers provide written explanation of why or why not each public comment was included or not included in the final policy, project or plan?					
	AND <i>Benchmark #2:</i> If the project is commercial greater than 50,000 square feet or residential greater than 50 units, were representatives of four or more city agencies (such as departments of parks and recreation, transportation, schools, public health, public works, mayor's office, housing, etc) present at community meetings to hear community concerns voiced in the planning process?					
ST.3.g	<i>Benchmark:</i> Did project developers create and implement ongoing communication methods to share project status updates and solicit additional input into the planning and construction process through 3 or more of the following: email trees, newsletters, press releases, project update presentations, web pages, email chat rooms, distributed minutes of meetings, photo journals, or teleconferences?					
SC.3.h	<i>Benchmark:</i> Was there a community benefits agreement, impact fee or other legally binding financial contribution created by which the existing community will receive financial or infrastructure benefits from new development as compensation for increased demand for services/on infrastructure?					
TOTAL NUMBER OF CHECKS IN EACH COLUMN						N/A

Public Infrastructure		Yes	No	Insufficient Info	N/A to Project	Relevant Information
Objective PI.1 Assure affordable and high quality childcare for all neighborhoods						
PI.1.a	<p><i>Benchmark:</i> If the project is over 10,000 square feet, does it:</p> <p>§ build a child care facility on-site OR</p> <p>§ establish a relationship with a non-profit to provide a child care facility in San Francisco OR</p> <p>§ pay \$1 per square foot of commercial or residential space developed into the Child Care Capital Fund⁸ (managed by DCYF)?</p> <p><i>Regulatory Minimum: San Francisco Planning Code, Section 314.4 requires office and hotel developers in the C-3 (downtown business) district to construct or provide a child care facility on or near the site of the development project, or arrange with a nonprofit organization to provide a child care facility at a location within the City, or pay an in-lieu fee to the Child Care Capital Fund to foster the expansion of and ease access to child care facilities affordable to households of low or moderate income.</i></p> <p><i>Regulatory Minimum: San Francisco Planning Code, Section 314.5 established the creation of the Child Care Capital Fund specifically to increase and/or improve the supply of child care facilities affordable to households of low and moderate income.</i></p>					
PI.1.b	<p><i>Benchmark:</i> If project is a commercial or business facility over 50,000 square feet and childcare is being built onsite, does the developer work with the tenant to ensure at least 10% of the maximum capacity of childcare facility will be affordable to children of low-income households?</p> <p><i>Regulatory Minimum: San Francisco Planning Code, Section 314.4 requires childcare facilities in new hotel, office or commercial development in the downtown C-3 district to reserve at least 10% of the maximum capacity of the child care facility to be affordable to children of households of low income.</i></p>					
PI.1.c	<p><i>Benchmark:</i> If child care is built on-site or nearby location, does the project provide below market rate rent or subsidize other operating costs such as utilities or security for licensed child care providers?</p> <p><i>Regulatory Minimum: San Francisco Planning Code, Section 314.5 established the creation of the Child Care Capital Fund specifically to increase and/or improve the supply of child care facilities affordable to households of low and moderate income.</i></p>					
PI.1.d	<p><i>Benchmark:</i> If a new or planned child care facility, does it promote best practices in childcare environmental design, for example those identified by Bridge Housing Child Care Handbook (see pg. 132-153)⁹?</p>					

Public Infrastructure		Yes	No	Insufficient Info	N/A to Project	Relevant Information
Objective PI.2 Assure accessible and high quality educational facilities						
PI.2.a	<i>Benchmark #1:</i> For residential uses, is the project within 1/2 mile of a public elementary school? AND					
	<i>Benchmark #2:</i> If yes, does the project contribute to creating safe routes to the school, for example through improving pedestrian and bicycle safety or funding safety education for residents?					
PI.2.b	<i>Benchmark:</i> Does land use siting ensure public school students' public transit commute is less than 30 minutes?					
PI.2.c	<i>Benchmark:</i> If the project is a new, remodeled or expanded school facility, does it promote good air quality, access to day light, and quiet environments in the school, for example using the Collaborative for High Performance Schools' Best Practices ¹⁰ , to promote better student achievement?					
PI.2.d	<i>Benchmark:</i> For residential uses, does the project contribute additional funding (beyond the required impact fee) to local schools to mitigate potential increased demand by new residents? <i>Regulatory Minimum: SB 50, State Ed Code Sec. 17620-26. Developers must pay \$2.24 per square foot for all residential units and \$0.09 to \$0.27 per square foot for all non-residential spaces, depending upon zoning classification.</i>					
PI.2.e	<i>Benchmark:</i> If the project is a new, remodeled or expanded school facility, is it planned as a multi-use facility involving a collaborative of organizations that integrates community services and uses (e.g., pre-school, after-school, community recreational facility, neighborhood park, community serving non-profit)?					
PI.2.f	<i>Benchmark:</i> If the project is a new, remodeled, or expanded school facility, does the school provide green space equal to 30% of the project's site area for a school garden?					
PI.2.g	<i>Benchmark:</i> If the project is a new, remodeled or expanded school facility, does it promote good air quality, access to day light, and quiet environments in the school, for example using the Collaborative for High Performance Schools' Best Practices ¹⁰ , to promote better student achievement?					
PI.2.h	<i>No identified development target.</i>					

Public Infrastructure		Yes	No	Insufficient Info	N/A to Project	Relevant Information
Objective PI.3 Assure spaces for libraries, performing arts, theatre, museums, concerts, and festivals for personal and educational fulfillment						
PI.3.a	Benchmark #1: Does the project protect and maintain existing art work on site in accordance with applicable state and federal laws AND/OR create space for murals, public art, or public performances? AND					
	Benchmark #2: If project is a new art/cultural facility, is it sited within 1/2 mile of existing or proposed regional transit stop?					
PI.3.b PI.3.d	<p>Benchmark #1: Is the project within 1/2 mile of public art or public performance space?</p> <p>Benchmark #2: Does the project contribute 1% of total construction costs to the creation of public art or public performance on-site OR into a public fund for arts purposes?</p> <p><i>Regulatory Minimum: San Francisco Administrative Code, Section 3.19 requires that 2% of total construction costs for all capital improvements in San Francisco be dedicated to public art. This appropriation for art enrichment applies to proposed public buildings, above ground structures, parks, and transportation improvement projects.</i></p> <p><i>Regulatory Minimum: San Francisco Planning Code, Section 149 requires that new building construction or addition of floor area in excess of 25,000 square feet to an existing building in the Downtown Commercial District shall install and maintain public art costing an amount equal to 1% of the construction cost of the building or contribution to rehabilitation or restoration of a publicly owned building located in neighboring district and designated as a historical landmark.</i></p>					
PI.3.c	Benchmark #1: Is the project located within 1/2 mile of a public library? AND					
	Benchmark #2: Does the project contribute funding (via impact fee or community benefits agreement) towards construction of a new library facility, expansion of an existing library facility, and/or programming and materials for the library?					

Public Infrastructure		Yes	No	Insufficient Info	N/A to Project	Relevant Information
PI.3.e	<i>Benchmark #1:</i> If the project is new commercial use larger than 50,000 square feet or new residential larger than 50 units, will local artists/artisans or neighborhood cultural councils be consulted about how the pedestrian-level design of the building could promote/reinforce the neighborhood's cultural vitality and identity? AND					
	<i>Benchmark #2:</i> Will local artists, artisans, or fabricators be hired to create at least 3 of the following to incorporate culturally appropriate, functional art and/or architectural opportunities for the display of artwork: § artistically designed, energy efficient, pedestrian-scale lighting § kiosk or community bulletin board to publicize arts/community events § artistically designed parks and playgrounds § mini public spaces or niches for art displays or performances § stairs § benches § bike racks § designated graffiti walls § tree grates/guards § grills on windows, garage, and/or front door § sculptured sidewalks or sidewalk tiles (with removable, slip resistant squares that are decorated with patterns/tiles but can be moved and replaced when PUC needs underground access)					
Objective PI.4 Assure affordable and high quality public health facilities						
PI.4.a	<i>Benchmark:</i> If a new hospital or major clinical care facility, is it located within ½ mile of a regional transit stop or does it provide free public shuttle service from regional transit services such as BART?					
PI.4.b PI.4.c	<i>No identified development target.</i>					

Public Infrastructure		Yes	No	Insufficient Info	N/A to Project	Relevant Information
Objective PI.5 Increase park, open space and recreation facilities						
PI.5.a	<i>Benchmark #1:</i> Is the project within 1/4 mile access of a neighborhood or regional park (a park larger than 1/2 acre)? AND					
	<i>Benchmark #2:</i> Does the project contribute funding (via impact fee or community benefits agreement) towards existing open space or to the construction of new open space or parks facilities?					
	<i>Regulatory Minimum: San Francisco Planning Code, Section 139 Downtown Park Special Fund requires \$2 per square foot of the net addition of gross floor area of office use to be constructed as set forth in the final approved building or site permit to be contributed to a Downtown Park Fund to help the City acquire and develop public park and recreational facilities to serve the daytime population.</i> <i>Regulatory Minimum: San Francisco Planning Code, Section 138 – Open Space Requirements in C-3 Districts requires new buildings or increased floor area (equal to 20% or more of an existing building) to provide open space in the ratio of 1 square foot of open space for every 50 square feet of specified uses and for every 50 square feet of C-3 R uses. Additional requirements related to size, design, exposure to wind and sunlight, and maintenance are also delineated.</i>					
PI.5.b	<i>Benchmark #1:</i> Is the project within 1/4 mile of a recreational facility? AND					
	<i>Benchmark #2:</i> Does the project contribute funding (via impact fee or community benefits agreement) towards a existing recreational facility or to the construction of a new recreational facility?					
PI.5.c PI.5.d	<i>Benchmark:</i> Does the project contribute funding (via impact fee or community benefits agreement) towards parks maintenance and/or programming to improve park accessibility and quality?					

Public Infrastructure		Yes	No	Insufficient Info	N/A to Project	Relevant Information
Objective PI.6 Increase accessibility, beauty, safety, and cleanliness of public spaces						
PI.6.a	<p><i>Benchmark #1:</i> If the project is within a commercial business district, is there a public plaza within 1/4 mile of the project? AND</p> <p><i>Benchmark #2:</i> If a commercial project over 25,000 sq ft in a commercial business district, does the project contribute funding (via impact fee or community benefits agreement) towards construction of a new public plaza or maintenance/programming at an existing plaza?</p>					
PI.6.b	<p><i>Benchmark:</i> Does the project provide a continuous row of appropriately spaced trees at all streets adjacent to the project?</p> <p><i>Regulatory Minimum: San Francisco Planning Code, Section 143 requires the installation of one street tree for each 20 feet of property frontage along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree for the owner or developer of a new or relocated building or building with 20% or more floor area expansion in specified districts.</i></p>					
PI.6.c	<p><i>Benchmark:</i> Does the project provide lighting fixtures on streetscapes within or adjacent to the project at current city standards for adequacy of sidewalk and street lighting?</p>					
PI.6.d	<p><i>Benchmark:</i> If a commercial project over 25,000 sq ft in a commercial business district, does the project provide public toilets?</p>					
PI.6.e	<p><i>Benchmark:</i> Does building design for the project include all feasible measures to prevent or minimize wind downdrafts and other adverse wind affects on sidewalks and plazas?</p> <p><i>Regulatory Minimum: San Francisco Planning Code, Section 148 requires buildings and additions to existing buildings in C-3 District to be shaped, or other wind-baffling measures adopted. Developments shall not cause ground-level wind currents to exceed 11 m.p.h. equivalent wind speed in areas of substantial pedestrian use and seven m.p.h. equivalent wind speed in public seating areas. When preexisting ambient wind speeds exceed the comfort level, or when a proposed building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be designed to reduce the ambient wind speeds to meet the requirements.</i></p>					
PI.6.f	<p><i>Benchmark:</i> Does building design for the project include all feasible measures to maximize sunshine on sidewalks and plazas?</p> <p><i>Regulatory Minimum: San Francisco Planning Code, Section 147 requires new buildings and additions to existing buildings in specified districts where the building height exceeds 50 feet to be shaped to reduce substantial shadow impacts on public plazas and other publicly accessible spaces other than those protected under Section 295.</i></p>					

Public Infrastructure		Yes	No	Insufficient Info	N/A to Project	Relevant Information
Objective PI.7 Assure access to daily goods and service needs						
PI.7.a	<p><i>Benchmark:</i> Is the project within 1/2 mile of an area that has 8 out of 11 common public services that contribute to neighborhood completeness?</p> <p><i>Neighborhood public services includes:</i> childcare/daycare, community garden, hospital and public health clinic, library, open spaces, neighborhood or regional parks of 1/2 acre or more, performance/cultural space, post office, public art, recreational facility, and public school.</p>					
PI.7.b	<p><i>Benchmark:</i> Is the project within 1/2 mile of an area that has 9 out of 12 common retail services that contribute to neighborhood completeness?</p> <p><i>Neighborhood serving retail includes:</i> auto repair, banks/credit unions, beauty salon/barber, bike repair, dry cleaner, eating establishments (restaurants and cafes), gym/fitness center, hardware store, laundromat, pharmacy, retail food market (including supermarket, produce store, and other retail food stores), entertainment (i.e. video store or movie theater).</p>					
PI.7.c	<i>Benchmark:</i> Is the project within 1/2 mile of a bank or credit union?					
PI.7.d	<i>No identified development target.</i>					
PI.7.e	<i>Benchmark:</i> Is the project within a 5 minute response time by a nearby fire station?					
Objective PI.8 Promote affordable and high-quality food access and sustainable agriculture						
PI.8.a	<p><i>Benchmark:</i> For residential uses, is the project within 1/2 mile of a supermarket? OR Does the project create a new on-site or off-site “healthy food supply” within 1/2 mile?</p> <p>“Healthy food supply” is defined as: 1) providing a minimum of 5,000 square feet of retail space for a general line of food and nonfood grocery products intended for home preparation, consumption and utilization; 2) providing at least 50% of a general line of food products intended for home preparation, consumption and utilization; 3) providing at least 30% of retail space for perishable goods that include dairy, fresh produce, fresh meats, poultry, fish and frozen foods; and, 4) providing at least 500 square feet of retail space for fresh produce OR achieving a Healthy Availability Score of 15 or more on the Retail Food Availability Survey¹¹?</p>					
PI.8.b	<i>Benchmark:</i> Is the project within 1/2 mile of a food establishment that accepts state or federal food assistance programs? OR Does the project reserve retail space in a proposed project for fresh food retailers authorized to participate in state or federal food assistance programs?					

Public Infrastructure		Yes	No	Insufficient Info	N/A to Project	Relevant Information
PI.8.c	<p><i>Benchmark:</i> If the project is in an area where fast food outlet density is greater than 2 times the citywide density, does the project disallow new fast food outlets? For public or private schools and public recreation area uses, does the project disallow new fast food outlets within 500 feet?</p> <p><i>Regulatory Minimum:</i> The SF Planning Code prohibits all "formula retail uses" (including fast food outlets) in many of its neighborhood commercial districts. See Code for explicit details on zoning requirements and definition of "formula retail use".</p>					
PI.8.d	<p><i>Benchmark:</i> If the project is located in an area with a Retail Food Environment Index higher than the city index (3.18), does the project analyze the potential impact that eliminating a healthy food supply and contributing an unhealthy food supply may have on the food system?</p>					
PI.8.e	<p><i>Benchmark:</i> Is the project within 1/2 mile of a weekly farmer's market?</p>					
PI.8.f	<p><i>Benchmark:</i> Does the project provide a community supported agriculture drop-off site?</p>					
PI.8.g	<p><i>Benchmark:</i> Does the project create and maintain a community garden on-site or provide safe access to off-site community garden resources within 1/4 mile?</p>					
TOTAL NUMBER OF CHECKS IN EACH COLUMN						N/A

Adequate and Healthy Housing		Yes	No	Insufficient Info	N/A to Project	Relevant Information
Objective HH.1 Preserve and construct housing in proportion to demand with regards to size, affordability, and tenure						
HH.1.a	<p><i>Benchmark:</i> Does the project set aside 20% of units for affordable housing to contribute to affordable housing need?</p> <p><i>Regulatory Minimum:</i> SF Planning Code Section 315 mandates that 15% of units constructed on all projects of 5 units or more be affordable. Should the developer opt to construct its affordable units off-site, the construction requirement jumps to 20%. Lastly, developers can opt to pay an in-lieu fee instead of constructing units.</p>					
HH.1.b						
HH.1.c						
HH.1.f						
HH.1.g						
HH.1.i						
HH.1.d	Benchmark #1: Does the project distribute unit size with at least 25% of units being 2-bedrooms? AND					
	Benchmark #2: Does the project distribute unit size with at least 25% of units being 3-bedrooms?					
HH.1.e	Benchmark: For project-level evaluations, does the project provide rental housing? For plan-level evaluations, does the plan include a mix of rental and ownership housing within 15% of the current distribution of rental and ownership housing (currently 65% rent and 35% own). In other words, range between 50%-80% rental and 20%-50% owner?					
HH.1.h	Benchmark: Is the project designed with a residential density at or above 25 dwelling units per residential acre (or at or above 40 dwelling units per residential acre for projects ≤1/2 mile from regional mass transit stops including rail, ferry, or bus service)? (note: 1 acre = 4840 Square Yards = 43560 Square Feet = 220 ft. x 198 ft.) ⁴					
Objective HH.2 Protect residents from involuntary displacement						
HH.2.a	<p>Benchmark #1: If the project results in the demolition or loss of deed restricted, public, inclusionary, or rent-controlled housing, does the project replace the demolished/lost housing stock at a 1:1 ratio? AND</p> <p>Benchmark #2: Are relocation costs and compensation provided to displaced residents?</p> <p><i>Regulatory Minimum:</i> Section 37.9C of the SF Rent Ordinance requires the landlord to pay relocation fees to tenants for no-fault evictions, including owner move-in, as well as capital improvement, demolition, removal of unit from housing use and substantial rehabilitation evictions. Relocation fees are increased every year on March 1st. Fees as of March 1, 2009 are \$4,941 per tenant up to \$14,825 per unit. Elderly or disabled tenants, as well as families with children under the age of 18 are entitled to an extra \$3,295. Relocation payments are also required in Ellis Act evictions.</p>					
HH.2.b						
HH.2.c						
Objective HH.3 Prevent concentrated poverty						
HH.3.a	<p>Benchmark: Are inclusionary/below market rate housing units built on-site?</p>					
HH.3.b						
HH.3.c						
HH.3.d						

Adequate and Healthy Housing		Yes	No	Insufficient Info	N/A to Project	Relevant Information
Objective HH.4 Assure access to healthy quality housing						
HH.4.a	<i>Benchmark:</i> Does the project design include the following building construction and design measures to prevent illness and injuries associated with housing conditions? ¹² Please note that several of the below building construction and design measures can be achieved through LEED and GreenPoint Rated certification (see Environmental Stewardship Element). While there is some overlap in the criteria, there are also some gaps. In a future update of this checklist, we will list the corresponding criteria to highlight the overlap.					
	1) Ventilation:					
	- Install a ventilation system for the dwelling unit, providing adequate fresh air per ASHRAE 62.1-2007 for residential buildings above 3 stories or ASHRAE 62.2 for single family and low-rise multifamily dwellings.					
	- Size heating and cooling equipment in accordance with the Air Conditioning Contractors of America Manual, Parts J and S, ASHRAE handbooks, or equivalent software.					
	- Install Energy Star-labeled bathroom fans that exhaust to the outdoors and are connected to a light switch and are equipped with a humidistat sensor or timer, <i>or</i> operate continuously.					
	- Install power vented fans or range hoods that exhaust to the exterior in kitchens.					
	- Provide a continuous air barrier between the conditioned (living) space and any unconditioned garage space. In single-family houses with attached garages, install a CO alarm inside the house on the wall that is attached to the garage and outside the sleeping area, and do not install air handling equipment in the garage.					
	- Clothes dryers must be exhausted directly to the outdoors.					
	2) Moisture reduction:					
	- In wet areas, use materials that have smooth, durable, cleanable surfaces. Do not use mold-propagating materials such as vinyl wallpaper and unsealed grout.					
	- Use fiberglass or similar enclosure or, if using any form of grouted material, use backing materials such as cement board, fiber cement board or equivalent (i.e., not paper-faced).					
	- Provide vapor barrier under all slabs. For concrete floors in basements or on-grade slab install a capillary break of 4 four inches of gravel over soil. Cover all gravel with 6 millimeter polyethylene sheeting moisture barrier with joints lapped one foot or more. On interior below grade walls, avoid using separate vapor barrier or below grade vertical insulation.					
	- Provide drainage of water to the lowest level of concrete away from windows, walls and foundations.					

Adequate and Healthy Housing		<u>Yes</u>	<u>No</u>	<u>Insufficient Info</u>	<u>N/A to Project</u>	<u>Relevant Information</u>
	- Use tankless hot water heaters or install conventional hot water heaters in rooms with drains or catch pans with drains piped to the exterior of the dwelling and with non-water sensitive floor coverings.					
	3) Pest/contaminant management					
	- Seal all wall, floor and joint penetrations with low VOC caulking. Provide rodent-proof and corrosion-proof screens (e.g., copper or stainless steel mesh) for large openings.					
	- For properties built before 1978, use lead-safe work practices during renovation, remodeling, painting and demolition.					
	- Consider enforcing a "no smoking" policy in all common and individual living areas in all buildings. See full criteria for "common area" definition.					
	- In EPA Zone 1 and 2 areas, install passive radon-resistant features below the slab along with a vertical vent pipe with junction box available, if an active system should prove necessary. For substantial rehab, introduce radon-reduction measures if elevated levels of radon are detected.					
	- Specify power vented or combustion sealed equipment. Install one hard-wired CO detector for each sleeping area, minimum one per floor.					
	4) Materials off-gassing					
	- Use low / no volatile organic compounds (VOC) paints and primers.					
	- Use low / no VOC adhesives and sealants. For example, specify that all adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. Caulks and sealants must comply with Regulation 8, Rule 51 of the Bay Area Air Quality Management District.					
	- Use urea formaldehyde-free composite wood. For example, use particleboard and MDF that is certified compliant with the ANSI A208.1 and A208.2. If using nonrated composite wood, all exposed edges and sides must be sealed with low-VOC sealants.					
	- Use Green Label certified floor coverings (if providing floor coverings). Do not install carpets in below grade living spaces, entryways, laundry rooms, bathrooms, kitchens or utility rooms. If using carpet, use the Carpet and Rug Institute's Green Label certified carpet, pad and carpet adhesives.					
TOTAL NUMBER OF CHECKS IN EACH COLUMN						N/A

Healthy Economy		Yes	No	Insufficient Info	N/A to Project	Relevant Information
Objective HE.1 Increase high-quality employment opportunities for local residents						
HE.1.a	<i>Benchmark:</i> Are the majority of jobs created by the project likely to provide entry level wages greater than or equal to the self-sufficiency standard ¹³ ?					
HE.1.b HE.1.c	<i>Benchmark:</i> Does the project support local housing for its employees above and beyond the jobs-housing linkage fee requirement? For example, by providing location-efficient mortgage support or by providing employee housing. <i>Regulatory Minimum:</i> SF Planning Code Section 313 establishes a jobs-housing linkage fee for entertainment, retail, hotel, office, research and development projects of 25,000 or more square feet. The charge is currently \$19.96 per square foot of office development, \$14.95 per square foot for hotel, \$18.62 per square foot for entertainment and retail, and, \$13.30 per square foot for research and development.					
HE.1.d	<i>Benchmark:</i> Do long-term commercial residents/tenants provide work opportunities to individuals with a GED/high school diploma?					
Objective HE.2 Increase jobs that provide healthy, safe and meaningful work						
HE.2.a	<i>Benchmark:</i> Do 100% of the short and long term jobs provided by the project provide health insurance? <i>Regulatory Minimum:</i> SF Administrative Code Chapter 14 establishes the Health Care Security Ordinance which (1) creates an employer health care spending requirement and (2) requires the Department of Public Health to create the Health Access Plan, now called Healthy San Francisco. The employer spending requirement requires covered employers to spend a minimum amount of money on health care expenditures for their covered employees.					
HE.2.b	<i>Benchmark:</i> Do 100% of the jobs provided by the project provide sick day benefits? <i>Regulatory Minimum:</i> SF Administrative Code Chapter 12W establishes the Paid Sick Leave Ordinance requiring all employers to provide paid sick leave to each employee (including temporary and part-time employees) who perform work in San Francisco. Workers accrue paid sick leave for those hours worked in the city, regardless of where their employer is located.					

Healthy Economy		<u>Yes</u>	<u>No</u>	<u>Insufficient Info</u>	<u>N/A to Project</u>	<u>Relevant Information</u>
HE.2.c	<i>No identified development target.</i>					
HE.2.d	<i>Benchmark:</i> Does the project provide space for a new, locally-serving business?					
HE.2.e	<i>Benchmark:</i> Does the project provide opportunities for job training programs either directly, or through a community benefits agreement?					
Objective HE.3 Increase equality in income and wealth						
HE.3.a	<i>Benchmark:</i> Does the project have the likelihood of decreasing citywide income inequality? For example, will the project help to retain the middle class or will it increase wages for low-wage workers?					
HE.3.b	<i>Benchmark:</i> Does the project provide long-term employment opportunities?					
Objective HE.4 Benefits and protects natural resources and the environment						
HE.4.a	<i>Benchmark:</i> Does the project include support for or prioritize businesses with green business practices?					
HE.4.b	<i>Benchmark:</i> Does the project support the retention and development of locally owned businesses by giving first priority to locally owned businesses or by creating permanent lease terms favorable to locally-owned businesses as a community benefit?					
TOTAL NUMBER OF CHECKS IN EACH COLUMN						N/A

ENDNOTES for HDMT Development Checklist - Version 3.01

Dev't Target	Endnote Number	Explanation
ES.1.a ES.1.b ES.1.c ES.1.d ES.1.f ES.1.g	1	For information on Green Point Rated, see: http://www.builditgreen.org/greenpointrated/ For information on LEED, see: http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220 For exact point specifications for LEED and GreenPoint Rated requirements in San Francisco and effective dates, see the Green Building Ordinance: Summary of Requirements found at: www.sfenvironment.org/downloads/library/sf_green_building_ordinance_2008.pdf
ES.4.a ES.4.b	2	According to the CA Air Resources Board Guidelines, sensitive uses include schools, park and playgrounds, day care centers, nursing homes, hospitals, and residential communities. For more information, see: http://www.arb.ca.gov/ch/landuse.htm
ES.5.a	3	The noise-land use compatibility guidance is in the Environmental Protection Section of the General Plan: http://www.sfgov.org/site/planning_index.asp?id=41417
ST.1.a ST.1.b ST.1.c ST.1.d ST.1.e HH.1.h	4	For more help with calculations, see: http://www.worldlandtrust.org/supporting/area-converter.htm
ST.2.a ST.2.b ST.2.c ST.2.d ST.2.e	5	"Major transit corridor" as defined by the San Francisco Countywide Transportation Plan, corridors detailed in the indicator ST.2.c map. For more information, see: http://www.thehdmt.org/indicator.php?element_id=2&objective_id=7&indicator_id=223
ST.3.a ST.3.b ST.3.c	6	These interventions are informed by the Bicycle Environmental Quality Index, developed by SFDPH. For more information, see: http://www.sfphes.org/HIA_Tools_BEQI.htm
ST.3.f	7	For more information on SFDPHs Pedestrian Environmental Quality Index, see: http://www.sfphes.org/HIA_Tools_PEQI.htm
PI.1.a	8	For definition of Child Care Capital Fund, see: http://dcyf.org/Content.aspx?id=1444
PI.1.d	9	To access Bridge Housing Child Care Handbook, see: http://www.bridgehousing.com/adx/asp/adxgetmedia.aspx?DocID=&MediaID=813&Filename=BHC_ChildCare_Handbook%202007.pdf
PI.2.c PI.2.g	10	For more information on the Collaborative for High Performance Schools' Best Practices, see: http://www.chps.net/dev/Drupal/node
PI.8.a	11	For more information on SFDPHs Retail Food Availability Survey, see: http://www.sfphes.org/HIA_Tools_Retail_Food_Availability.htm
HH.4.a	12	For more information on healthy housing standards and criteria, see: Enterprise Green Communities - Criteria Checklist, http://www.greencommunitiesonline.org/tools/criteria/
HE.1.a	13	For definition of CA self-sufficiency standard, see: http://www.insightccd.org/index.php?page=ca-sss

Please note that all SF regulatory codes are accessible at: <http://www.municode.com/Resources/gateway.asp?sid=5&browseAllCodes=San%20Francisco>