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The Next EPIC Challenge - Comment

I am an architect with a firm in San Francisco.

We have conversed with developers at the January 10th workshop and since the workshop have introduced the Next EPIC Challenge to developers who are potential and essential partners in this kind of challenge.

Our general feedback from developers is that if all of the layers of requirements are to be prescriptive, the effect would be to disqualify all of the potential sites and/or projects that a developer may be considering for this unique opportunity.

In contrast it is our recommendation that the requirement for zero-emissions be the first and foremost prescriptive requirement.

We would propose that all other requirements related to density, affordability, timing, and location would be judged as an overall "suite" of merits. It would make sense that these requirements have reasonable minimum thresholds, but we would propose that these minimums are aligned to current site specific regulatory standards, and that a team's proposal may be ranked higher if it voluntarily goes "above-and-beyond" with any or all of these requirements.

For example, with affordability, could the minimum threshold for the EPIC Challenge match the affordability thresholds of the California Density Bonus Law, which establishes a sliding scale for various affordable unit percentages?

Our goal in this request is to increase the potential pool of projects that might apply to this exciting challenge and thus increase the likelihood that the pathway for mixed-use, zero-emission projects becomes certain and viable.