



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 160 Folsom Street

Project Sponsor: Tishman Speyer

Date of SFHAC Review: October 22, 2014

Grading Scale:

1 = Fails to meet project review guideline criteria

2 = Meets some project review guideline criteria

3 = Meets basic project review guideline criteria

4 = Exceeds basic project review guideline criteria

5 = Goes far beyond of what is required

Criteria for SFHAC Endorsement:

1. The project must have been presented to the SFHAC Project Review Committee;
2. The project must score a minimum of 3/5 on any given guideline.

<i>Guideline</i>	<i>Comments</i>	<i>Grade</i>
Land Use	The project would replace a surface parking lot and commercial buildings with 399 for-sale homes including ground floor retail and a subterranean parking garage.	5
Density	The project plans to exceed the existing height limit by 100 feet, but proposes rather large unit sizes.	4
Affordability	The project will include 139 middle-income homes, a 35 percent Inclusionary rate and deserving special support.	5
Parking and Alternative Transportation	The project is close to multiple transit options and located in a dense, walkable area. However, the car-parking ratio is excessive and bike parking and car share spaces should be increased.	3
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be affected by this project.	N/A
Urban Design	The overall design of the building is strikingly beautiful and successfully implements bay windows. The project would benefit from adding more open space.	4
Environmental Features	The project targets LEED Silver. The site is located in a purple-pipe district and should install and activate a grey water system.	3
Community Input	The project sponsor has met with the Transbay CAC, OCII and held two well-attended neighborhood meetings. We encourage continued community outreach.	4
Additional Comments		
Final Comments	The SFHAC endorses the 160 Folsom Street proposal with the reservations noted above.	4/5

Please see attached letter for further explanation.