

Project Address: 111 Turk Street

Project Sponsor: Mosser Companies

Date of SFHAC Review: November 16, 2016

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 what is required

Criteria for SFHAC Endorsement

1. The development must have been presented to the SFHAC Project Review Committee

2. The Project must score a minimum of 3/5 on any given guideline

Guideline	Comments	Grade
Land Use	The site is currently occupied by a surface parking lot. Dense, well-designed housing is a significantly better use, particularly given the location and neighborhood context.	5
Affordability	We support the decision to include the below-market-rate (BMR) on site. The market-rate homes will be affordable by design because of their small size and incorporation of shared living spaces. This is an intelligent way to offer more housing choices to residents who are currently not being served by the open market or BMR program.	4
Density	The plans take advantage of the building envelope. The project will include 72 small homes on a narrow lot.	5
Community Input	The project sponsor has reached out to the surrounding community and engaged them on their plans for this site. Several of the neighbors they've met with include Randy Shaw, TNDC and the owners of the Warfield and the YMCA.	5
Urban Design	Our members feel the building is too traditional. We encourage the project sponsor to put more attention towards all four sides, as opposed to just the front and rear. The common spaces are currently, as planned, inconsistent and lack a sense of identity. This can be improved by picking one strategy for these spaces for the entire building. One approach could be to cluster the common spaces at the top and bottom of the building. Another could be to place common kitchens with an even distribution throughout the building. However, these spaces need to have natural light.	3

Parking & Alternative Transportation	We support the decision to make the building car-free. The site is within a short walk of the Mid-Market transit corridor and major job centers. We encourage the project sponsor to make the bike parking spaces more accessible and hope the spaces in the rear courtyard will be covered.	4
Environmental Features	The project will meet the San Francisco Green Building Code. We encourage the project sponsor to incorporate additional features that further green the building and address water conservation and recycling.	3
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be impacted by the proposed project.	N/A
Additional Comments	There are no comments to add.	N/A
Final Comments	SFHAC endorses the proposed project at 111 Turk Street, but encourages the suggested improvements for the bike parking and common spaces.	4.1/5