



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 5M

Project Sponsor: Forest City

Date of SFHAC Review: January 28, 2015 and May 27, 2015

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 will bring 680 homes, 800,000 square feet of office space and 112,000 square feet of retail to a transit-rich neighborhood near numerous neighborhood amenities.	5
Density	The project sponsor is requesting a Special Use District for the site. The project's buildings will range from 50 to 470 feet, resulting in more housing, including below-market-rate housing.	5
Affordability	The project will greatly exceed Inclusionary requirements by pursuing an 80-20 deal for the 280-unit rental building and paying an <i>in-lieu</i> fee of \$24 million from the 400 for-sale homes.	5
Parking and Alternative Transportation	The project well served by numerous transit lines and bicycle corridors. The project will provide 630 bicycle parking spaces, a high ratio, and 537 car-parking spaces, a lower ratio.	5
Preservation	The project sponsor will renovate the Chronicle, Camelline and Dempster Printing Buildings. They will also donate the 447 Minna building to the Community Arts Stabilization Trust.	5
Urban Design	Our members had various opinions on this category. The project will enhance the pedestrian experience and incorporate a significant amount of publicly accessible open space. The corner of Fifth and Mission Streets will be improved significantly.	4
Environmental Features	Our members think the scale of this project makes it an excellent opportunity to create an eco-district. We support the decision to include grey- and black-water recycling systems.	4
Community Input	The project sponsor has thoroughly engaged the community. They've had dozens of community meetings with various stakeholders and led tours of the site.	5
Additional Comments	We'd like to thank the project sponsor for following up with our Project Review Committee with a second presentation to clarify plans for the project's urban design and affordability.	N/A
Final Comments	We endorse the 5M SUD without reservation.	4.8/5

Please see attached letter for further explanation.