



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 145 Leavenworth Street and 351 Turk Street

Project Sponsor: Forge Land Company LLC

Date of SFHAC Review: June 25, 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 proposed project would replace two surface parking lots with 238 group housing homes above ground-floor retail. | 5 |
| Density | The proposed project maximizes the building envelope with uniquely small group housing type units, creating added diversity in San Francisco's housing supply. | 5 |
| Affordability | While there is no Inclusionary Housing component, these homes are anticipated to be affordable to middle-income residents because of their smaller size and construction type. | 4 |
| Parking and Alternative Transportation | The site is very near the Civic Center BART and Muni lines and the Market Street bicycle corridor. The development would be car-free, with two car share spaces. | 5 |
| Preservation | There are no structures of significant cultural or historic merit on the site that would be affected by the proposed project. | N/A |
| Urban Design | The SFHAC would prefer seeing more landscaping along the sidewalks. It was also noted that the copper exterior might weather and become too dark. | 3 |
| Environmental Features | The proposed project would be far more energy efficient than conventional new developments because of its innovative, modular prefabricated steel. | 5 |
| Community Input | The SFHAC encourages the project sponsor to continue reaching out to the community for its views. | 3 |
| Additional Comments | There are no comments to add. | N/A |
| Final Comments | The SFHAC endorses the proposed project without condition. | 4-3/5 |

Please see attached letter for further explanation.