



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.