



# San Francisco PIPELINE REPORT

San Francisco Planning Department  
December 2007





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# **San Francisco** **PIPELINE REPORT**

## **Quarter 3 2007**

San Francisco Planning Department  
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### What is the Pipeline?

The pipeline consists of development projects, applications for which have been formally submitted to the Planning Department or the Department of Building Inspection (DBI). Pipeline projects are at various stages of development: from applications having been filed to entitlements secured; from building permits approved and issued to projects under construction (see diagram below). The pipeline includes only those projects with a land use or building permit application. It does not include projects undergoing preliminary Planning Department project review or projections based on area plan analysis.

The current pipeline database only includes projects filed during the last five years, projects approved in the last four years, and projects that started construction during the past three years. However, when a project is issued a Certificate of Final Completion by the DBI, it is taken out of the pipeline. Data for the pipeline comes from the Planning Department, the Department of Building Inspection, the San Francisco Redevelopment Agency, and the City Assessor's Office.

The Pipeline Report measures housing production in terms of housing units. Non-residential development, on the other hand, is measured in terms of building square footage. Depending on the proposed development project, square footage can be added with new construction or expansion, reduced with demolition or alteration, or re-allocated with conversion to other uses. Note that this report counts *net change*, or new space or units minus existing space lost through conversion or demolition.

### The Importance of the Pipeline

The pipeline serves as a barometer of development trends. It illustrates where construction is

taking place and where new land uses are being established; it also records demolition or conversion of existing land uses. In essence, the pipeline provides a short- to medium-term general picture of changing land uses, tracking especially the changes to the city's housing stock and commercial uses.

### Accuracy

The pipeline is compiled from different data sources and is subject to errors due to varying accuracy from original sources. The data in this report is current through September 30, 2007. Since it is not possible to validate the accuracy of all projects, this report may contain inaccuracies and omissions. Should you find errors, please e-mail your comments to [aksel.olsen@sfgov.org](mailto:aksel.olsen@sfgov.org).

### Supplements

The *Pipeline Quarterly Report* is supplemented by these additional components:

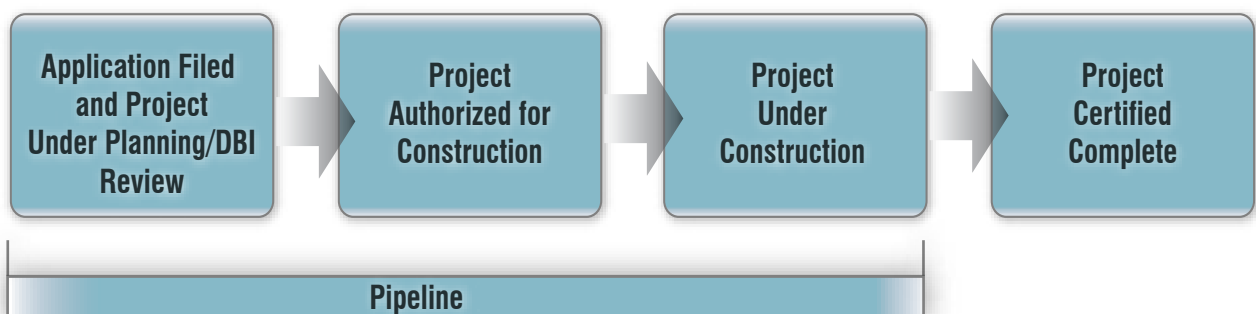
- A listing of major residential and commercial development pipeline projects.
- Maps showing the spatial distribution of residential and commercial projects in PDF format.
- A geocoded ArcGIS shapefile of the above listing.

Copies of this report and its accompanying components can be downloaded from the Planning Department's web site at:

[http://www.sfgov.org/site/planning\\_index.asp?id=58508](http://www.sfgov.org/site/planning_index.asp?id=58508)

Or e-mail a request for copies to:

[aksel.olsen@sfgov.org](mailto:aksel.olsen@sfgov.org)



*Q3 2007 Pipeline at a Glance*

- There are currently 1,088 projects in the pipeline, slightly down from the 1,157 projects reported in the Q1 2007 pipeline.
- These projects, if completed, would add some 31,800 net new housing units to the city's housing stock. This represents an increase (6%) from the Q1 2007 figure.
- The pipeline would also add a net of 6.8 million commercial square footage – up 15% from Q1 2007. Within this total, office and retail space would see net gains of 3.9 million and 2.1 million sq. ft., respectively. There is a projected net loss of some 1.7 million sq. ft. of light industrial or Production, Distribution and Repair (PDR) space<sup>1</sup> because of conversion to commercial and residential space.
- Nearly one in four of the projects (with approximately 6,000 units) are in the construction phase, while just over 30% have received building permits approvals or land use entitlements. More than half of all projects (including some 21,500 units) are still at the early stages of development, with permit applications filed with the Planning Department or the Department of Building Inspection.
- Almost 4,000 new units are under construction or are proposed to be built in Rincon Hill. Mid-Market and Bayview/Hunter's Point would account for 3,900 and 3,100 new units respectively.

1 PDR space here refers only to building square footage or built space. It does not include undeveloped or "vacant" land area containing PDR uses such as construction yards or ground storage.

**The Pipeline**

There are currently 1,088 projects in the pipeline. Thirty-five of these are projects sponsored through the San Francisco Redevelopment Agency.

Of these projects, about two-thirds are exclusively residential (754 projects, or 69%); one in six are mixed-use projects with both residential and commercial components (17%). Only a small percentage of projects (9%) is commercial development without a residential component.

Currently in the pipeline, there is a net total of 31,800 new housing units that would be added to the city's housing stock. This is up 6% from the first quarter of this year. About 2,000 of these units are sponsored by the San Francisco Redevelopment Agency. Pipeline projects also comprise a net addition of 6.8 million sq. ft. of commercial development.

**Project Status**

Table 1 below shows the following:

- Some 23% of all projects, representing 6,000 net added housing units and 1.1 million sq. ft. of commercial space, are under construction. In addition, about one in five of the projects (with 4,300 net units) have received building permit approvals and may have already begun construction. Completions of these projects (with a total exceeding 10,000 net new units) are expected to be online in the next six to 24 months.
- About 35% of all projects (including 5,600 net new units and an addition of 300,000 sq. ft. of commercial space) have filed building permit applications with the Department of Building Inspection. A number of these projects have not received Planning Department entitlements.



**TABLE 1: Residential and Commercial Pipeline, by Pipeline Status and Land Use Category**

Pipeline Status / Stage in the Development Process	Total No. of Projects	Net Housing Units	Net Total Gross Sq. Ft.	Net Commercial Gross Square Footage					
				CIE	Medical	Office	PDR	Retail	Visitor
<b>Filed with Planning</b>	147	10,708	4,147,975	606,237	50,000	2,260,403	-553,940	994,895	790,380
<b>Approved by Planning</b>	84	5,005	1,052,276	134,199	0	750,038	-316,071	533,039	-48,929
<b>BP Filed</b>	383	5,644	301,792	58,428	27,095	508,778	-520,216	227,707	0
<b>BP Approved/Issued/ Re-Instated</b>	221	4,270	238,713	97,593	0	-7,879	-191,313	270,752	69,560
<b>Construction</b>	253	6,134	1,060,669	90,990	0	362,622	-157,835	72,882	692,010
<b>Grand Total</b>	1,088	31,761	6,801,425	987,447	77,095	3,873,962	-1,739,375	2,099,275	1,503,021

- Eight percent of the pipeline projects have received Planning Department approvals. If and when constructed, these projects would add over 5,300 new units to the city's housing stock and over one million sq. ft. of commercial space. These projects now must secure a building permit.
- Nearly 150 projects in the pipeline (13%) are under Planning Department review. Collectively, these projects represent 10,700 net new units and 4.1 million sq. ft. of non-residential uses.

### Amount and Type of Net New Commercial Space

Projects in the current pipeline also propose a net addition of 6.8 million sq. ft. of commercial development that would result in the following land use inventory changes:

- 3.9 million sq. ft. of additional office space
- 2.1 million sq. ft. of additional retail space
- 1.5 million sq. ft. of additional visitor-serving space (includes hotels)
- 1 million sq. ft. of additional cultural, institutional, educational (CIE) and medical space
- A net loss of 1.7 million sq. ft. of production, distribution, and repair space, a large portion of which would go to housing use.

The net addition of 3.9 million sq. ft. of office space represents more than half of the total net change in proposed commercial development. Retail and visitor-related square footage follow with about 31% and 22%, respectively.

### Location of New Development

Table 2 below shows that most of the proposed new residential construction in the pipeline are in Rincon Hill, Mid-Market and Bayview/Hunter's Point. (See Map 1 for neighborhood boundaries.) These areas would account for more than 11,000 net units or more than a third of all net additional units in the pipeline.

Other areas with active residential development include Market & Octavia, East SoMa and Downtown C-3, with a total of nearly 6,700 net new units.

Small scale, in-fill projects in the "Rest of the City" make up the bulk of pipeline projects: 54% of total projects which would add 4,600 net new units (or just under 15% of all residential pipeline units).

Nearly 75% of net added commercial square footage in the pipeline would take place in the downtown districts (C-3), Transbay, and Mission Bay. Active commercial development in the Downtown C-3 districts would account for a net addition of 3.4 million sq. ft.; Transbay and Mission Bay would see net additions of 1.3 million sq. ft. and 1.02 million sq. ft. respectively.

**TABLE 2: Residential and Commercial Pipeline, by Neighborhood**

Neighborhood	Total No. of Projects	Net Housing Units	Net Gross Sq. Ft.
Balboa	3	206	3,800
Bayview	73	3,191	93,493
Downtown C-3	32	1,776	3,295,214
Central Waterfront	14	1,071	-140,539
East SoMa	47	2,719	-305,408
Geary	42	643	118,268
Hunters Point Shipyard	1	50	0
Market & Octavia	41	2,156	124,499
Mid-Market	19	3,863	605,142
Mission	79	1,209	-176,326
Mission Bay	11	1,084	1,020,082
Port	3		298,648
Rincon Hill	12	3,907	-179,445
Showplace Square & Potrero Hill	39	1,543	281,111
Transbay	12	1,441	1,290,121
VanNess Corridor	19	942	-77,491
Visitacion Valley	21	35	1,847
Western SoMa	28	1,324	61,850
Yerba Buena	2	139	360,000
Rest of the City	591	4,558	125,959
<b>Grand Total</b>	<b>1,091</b>	<b>31,761</b>	<b>6,801,425</b>

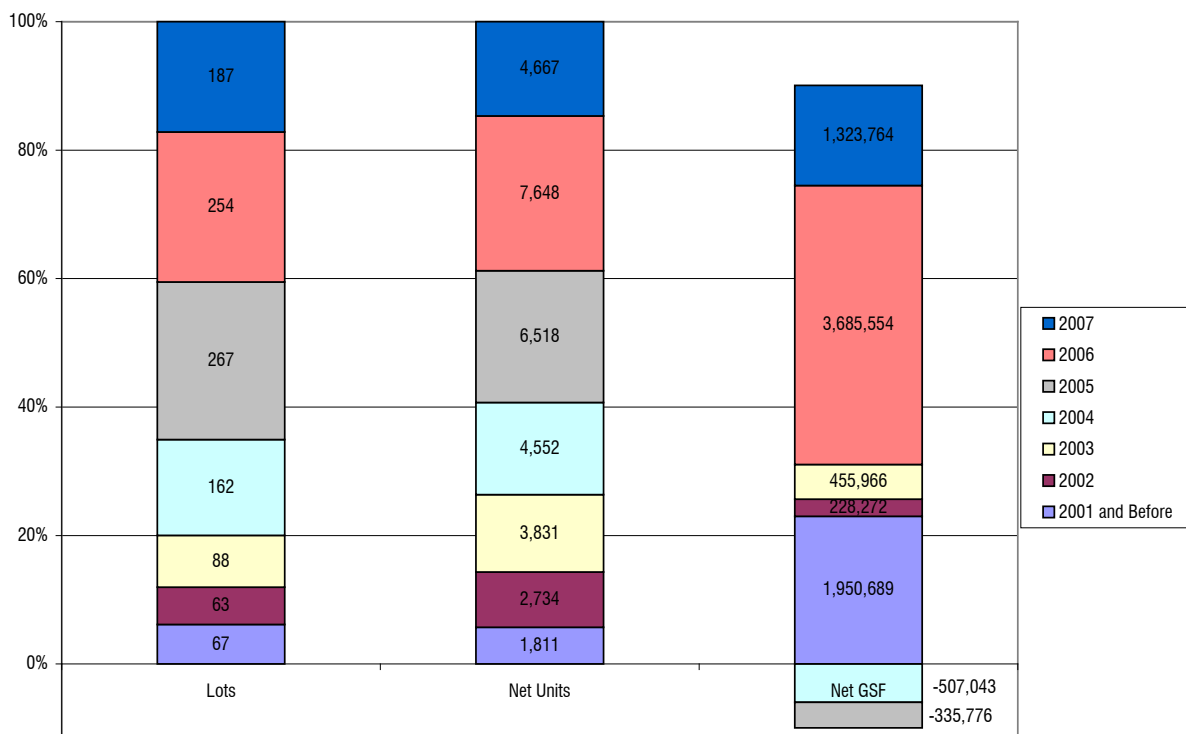
### Projects by Year of First Filing

The year of the initial filing of either the application for planning entitlements or the building permit application provides a measure of trends in the development market.

Figure 1 below shows the number of units and commercial square footage by year filed. While there are some projects with a very long history in the pipeline, the bulk of projects for both residential and commercial development came into the pipeline in the past two years.

Filings for residential construction continued apace and of the units in the pipeline; 40% of units (and projects) in the pipeline have permit applications filed in 2006 or later. A majority of commercial square feet in the pipeline was filed since 2006.

The figure below also shows that few commercial projects were filed in the years between 2001 and 2006; most of the projects filed in those years may have already been completed and are no longer in the pipeline.

**FIGURE 1: Projects in Current Pipeline, By year Filed**

## Pipeline Projects by Zoning Category

Table 3 shows the pipeline by general zoning categories. Figure 2 illustrates the distribution of the residential pipeline by zoning category.

### Residential Pipeline

Nearly a third of all proposed residential units are in commercial districts (C-2, C-3). These districts comprise less than 3% of the total city area but will account for 9,700 units or 30% of all units in the pipeline. These units are concentrated in 86 developments (representing 8% of all pipeline projects), suggesting the relatively large scale of these projects.

About one of every four units in the current pipeline is proposed in industrially zoned areas of the city (M-1, M-2, C-M and SLI). These projects, proposing a total of 8,200 net new units, are in many cases conversions of existing industrial buildings. The added residential units in industrial areas are accompanied by loss of about 1.3 million sq. ft. of PDR space (see Table 3).<sup>2</sup> These projects are mostly multi-storied, with 20 units or more.

While comprising only 5% of city area, nearly one in four net new units are proposed in mixed-use districts. About 7,500 new units will go in mixed-use districts, mainly in neighborhood commercial districts. These areas carry the third largest amount of added units.

2 PDR space here refers only to building square footage or built space. It does not include undeveloped or "vacant" land area containing PDR uses such as construction yards or ground storage.

While the high-density, transit-accessible downtown neighborhoods of Rincon Hill and Transbay account for less than 1% of the city's land area, they nonetheless account for around 10% of all units in the pipeline and one percent of the projects. These projects are large, averaging 230 net added units per project.

Conversely, residential projects in the Residential (R) districts tend to be small scaled, in-fill developments, accounting for some 57% of proposed projects but less than 10% of the total units (or 2,800 net units) in the pipeline. Residential zoning districts comprise 46% of the city area.

### Commercial Pipeline

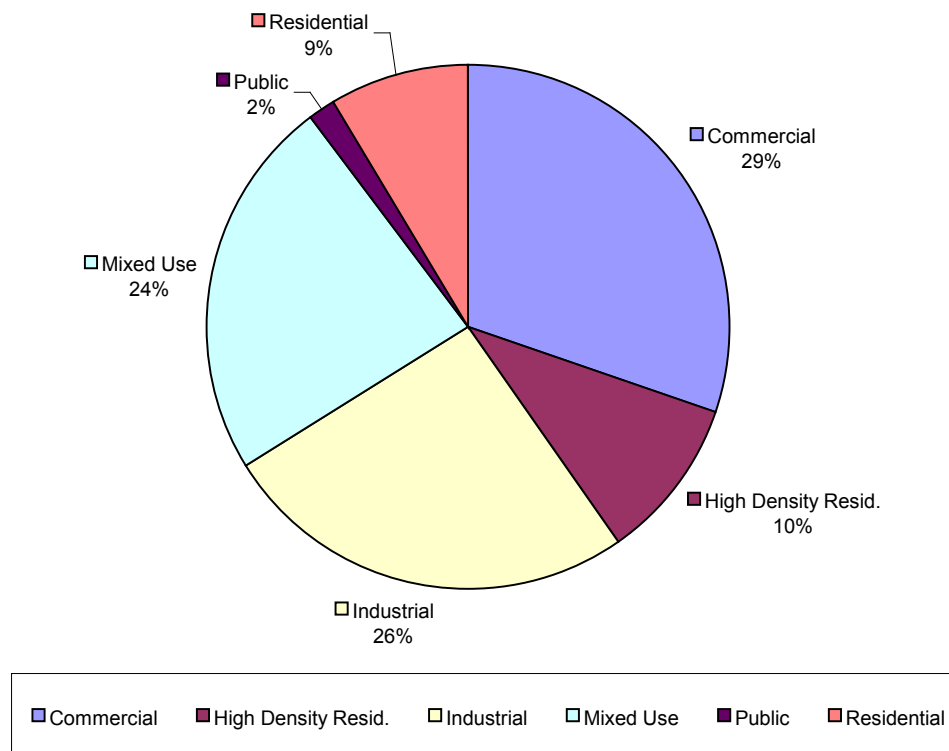
As with the residential pipeline, the bulk of commercial development would take place in the commercial districts. Nearly 85% of added square feet of commercial spaces are proposed in these districts. Mixed use districts are the second most active commercial development areas, where one in five new commercial square feet is added.

The three largest types land-use categories of commercial development for the city as a whole are office space (3.8 million sq. ft.), retail (2.1 million sq. ft.), and visitor-related (1.5 million sq. ft.) uses.

High density residential and industrial districts will see net loss of commercial square footage in as these are converted to residential development.

**TABLE 3: Residential and Commercial Pipeline by Generalized Zoning Category**

Zoning Generalized	Projects	Percent of City Area	Number of Units	Net Gross Sq. Ft.	Net Commercial Square Footage					
					CIE	Medical	Office	PDR	Retail	Visitor
Commercial	86	2.80%	9,601	5,783,846	57,022	0	3,112,474	-108,213	1,193,638	1,528,925
High Density Residen	13	0.20%	3,232	-215,445	0	0	-118,716	-109,984	13,255	0
Industrial	132	11.60%	8,132	-484,938	224,980	20,000	-57,764	-1,255,236	585,304	-2,222
Mixed Use	235	6.50%	7,516	1,156,418	75,088	38,000	920,484	-232,150	293,380	61,616
Public	6	32.70%	506	403,845	388,345	12,000	0	0	3,500	0
Residential	616	46.30%	2,774	157,699	242,012	7,095	17,484	-33,792	10,198	-85,298
Grand Total	1,088	100.00%	31,761	6,801,425	987,447	77,095	3,873,962	-1,739,375	2,099,275	1,503,021

**FIGURE 2: Distribution of Units by Zoning Category**


## Residential Pipeline by Building Size

Table 4 below shows the residential pipeline by neighborhood and the number of units in the building (or building size).

Rincon Hill, Mid-Market, and Bayview/Hunter's Point would account for more than a third of all net additional units in the pipeline. Almost all (95%) of proposed units in Rincon Hill are in projects with 250 units or more. In Mid-Market and Bayview, about 75% and 65% of residential pipeline units, respectively, are in such large projects.

Just over 40% of pipeline units in the "Rest of the City" are relatively small, in-fill projects of 49 units or less. Twenty-five percent of units are in projects of less than 19 units.

Table 5 and Figure 3 below show the residential pipeline by building size and pipeline status. There are nearly 32,000 units in the pipeline. One in three pipeline units are under construction or have building permits approved/issued or reinstated.

The residential pipeline also shows that:

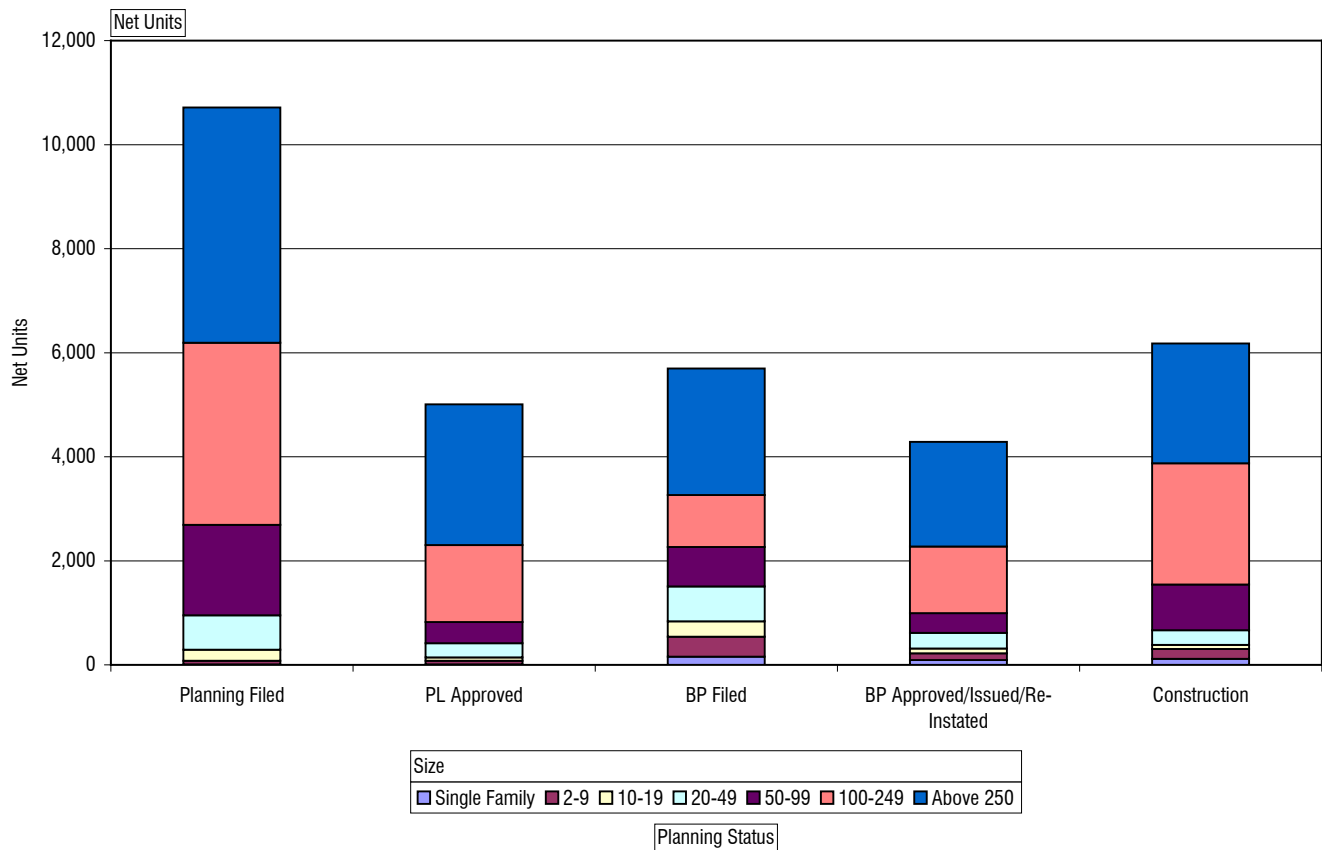
- Nearly three out of four of the units in the pipeline are in projects with 100 or more units.
- Of the 4,400 units with building permits approved, 3,400 units are in buildings of 100 units and above – or about 77%.
- Only 4% of the residential pipeline will be in buildings with nine units or less.
- Single family homes constitute slightly over 1% of the total units in the pipeline.

**TABLE 4: Project by Neighborhood and Building Size**

Neighborhood	Single Family	2-9 Units	10-19 Units	20-49 Units	50-99 Units	100-249 Units	250 Units or More	Grand Total	Percent of Total
Balboa	0	0	0	31	0	175	0	206	1%
Bayview	31	35	46	24	197	664	2,104	3,101	10%
Downtown C-3	0	7	0	0	631	544	600	1,782	6%
Central Waterfront	1	0	12	116	289	262	391	1,071	3%
East SoMa	4	19	59	277	616	934	810	2,719	9%
Geary	14	49	13	59	0	531	0	666	2%
Hunters Point Shipyard	0	0	0	0	50	0	0	50	0%
Market & Octavia	4	27	39	266	180	1,151	491	2,158	7%
Mid-Market	0	6	0	166	60	736	2,957	3,865	12%
Mission	19	135	87	119	182	677	0	1,219	4%
Mission Bay	0	0	0	0	64	433	587	1,084	3%
Rincon Hill	0	0	18	0	51	113	3,725	3,907	12%
Showplace Square & Potr	16	24	12	97		838	557	1,544	5%
Transbay	0	5	0	0	224	519	693	1,441	5%
VanNess Corridor	1	11	27	122	164	367	250	942	3%
Visitacion Valley	14	22	0	0	0	0	0	36	0%
Western SoMa	1	19	37	174	143	534	416	1,324	4%
Yerba Buena	0	0	0	44	95	0	0	139	0%
Rest of the City	279	477	400	694	1,271	1,111	400	4,632	15%

**TABLE 5: Residential Project Size Distribution and Pipeline Status**

Project Status	Single Family	2-9 Units	10-19 Units	20-49 Units	50-99 Units	100-249 Units	250 Units or More	Grand Total
Filed with Planning	10	67	213	664	1,736	3,500	4,523	10,713
Approved by Planning	7	71	65	273	406	1,480	2,707	5,122
Filed with Dept of Building Inspection	159	381	299	669	756	1,001	2,432	5,697
Building Permit Approved/Issued/Re-Instated	94	127	94	299	382	1,277	2,015	4,288
Under Construction	114	190	79	284	877	2,331	2,304	6,066
<b>Grand Total</b>	<b>384</b>	<b>836</b>	<b>750</b>	<b>2,189</b>	<b>4,157</b>	<b>9,589</b>	<b>13,981</b>	<b>31,886</b>

**FIGURE 3: Residential Pipeline, by Status & Building Size**


## Conversion of Commercial Space to Residential Use

Approximately 20% of the residential units in the pipeline (6,700 units) are proposed to be built on existing PDR uses and another 12% (3,700 units) in current office use. Between 60%-70% of these projects are high-rise residential of 20 to 500 housing units. These projects are mostly concentrated in the eastern half of the city: Rincon Hill, East SoMa, Showplace Square & Potrero Hill, Transbay, Mission and Downtown, Western SoMa.

Most of these conversion projects were filed after 2001 and are in the early stages of the planning process. About 65% of the PDR conversion projects and about 55% of the office conversion projects are in the Planning or Building Permits Filed stage and are under review. Should approval be granted, these projects, depending on their size and complexity, on average might take between three to five years to be completed.

There are 80 projects in the current pipeline

database proposing demolition or conversion of existing PDR buildings to residential use.<sup>3</sup> The corresponding figure for the conversion of office space is 45 projects.

## Conversion of PDR Space

- If the pipeline is developed as proposed, some 1.7 million sq. ft. of PDR space will be lost to conversion or demolition. It would be replaced with residential units (6,500) and/or other commercial uses.
- Most of the PDR loss will be in the Mission (330,000 sq. ft., or 20%); East SoMa and Central Waterfront follow closely, both with losses of 14%. These neighborhoods account for a net loss of 880,000 sq. ft. from 34 projects that will bring in 2,500 net new housing units.
- In addition to residential uses, the net loss

3 This pipeline only accounts for PDR built space. Hence, the conversion of undeveloped or vacant lands currently in PDR uses, such as construction or open storage yards are not accounted for in this report.

**TABLE 6: PDR Space Conversion to Residential Use**

Neighborhood	PDR Net		Projects		Net Units	
	Count	Percent	Count	Percent	Count	Percent
Balboa	-3,700	0%	1	1%	31	0%
Bayview	-228,392	13%	5	6%	578	9%
Central Waterfront	-237,135	14%	5	6%	706	11%
East SoMa	-244,033	14%	17	22%	1,279	20%
Geary	-5,850	0%	1	1%	8	0%
Market & Octavia	-90,911	5%	2	3%	46	1%
Mid-Market	-82,550	5%	3	4%	309	5%
Mission	-330,276	19%	12	15%	545	8%
Rincon Hill	-70,884	4%	2	3%	545	8%
Showplace Square & Potrero Hill	-188,848	11%	4	5%	1,093	17%
Transbay	-25,663	2%	3	4%	254	4%
Van Ness Corridor	-70,161	4%	5	6%	335	5%
Visitacion Valley	-675	0%	1	1%	1	0%
Western SoMa	-68,120	4%	8	10%	510	8%
Rest of the City	-58,994	3%	10	13%	301	5%
<b>Grand Total</b>	<b>-1,709,098</b>	<b>100%</b>	<b>80</b>	<b>100%</b>	<b>6,541</b>	<b>100%</b>

of PDR space will be replaced chiefly by the following land uses: retail (270,000 sq.ft), Cultural/Institutional/ Educational (151,000 sq. ft.), and Visitor-related (50,000 sq. ft).

Table 6 provides a measure of how many units are produced relative to the lost PDR space.

other commercial developments in the pipeline would result in a net addition of office space even as individual projects are converted. As reported, the net addition of office amounts to 3.9 million square feet

### Conversion of Office Space

- Approximately 1.9 million sq. ft. of office space are proposed to be converted to residential and/or other commercial use. This loss of office space is mainly taking place in the northeastern part of the city. Table 7 below shows that the Downtown C-3 districts will lose the most office space – nearly 725,000 sq. ft., or a third of the total loss.
- A total of 3,750 units are proposed to be built replacing the lost office space. In addition to housing, retail (340,000 sq. ft.) and visitor space (300,000 sq. ft.) uses are being proposed in the converted spaces.

These conversions of office space notwithstanding,

**TABLE 7: Office Space Conversion to Residential Use**

Neighborhood	Office Net		Projects		Net Units	
	Count	Percent	Count	Percent	Count	Percent
Balboa	-6,180	0%	1	2%	31	1%
Bayview	-1,044	0%	1	2%	0	0%
Downtown C-3	-721,733	38%	8	18%	704	19%
East SoMa	-134,176	7%	3	7%	133	4%
Market & Octavia	-15,340	1%	3	7%	266	7%
Mid-Market	-118,937	6%	2	5%	33	1%
Mission	-5,475	0%	1	2%	6	0%
Rincon Hill	-137,316	7%	3	7%	1,243	34%
Showplace Square & Potrero Hill	-46,841	2%	2	5%	141	4%
Transbay	-109,957	6%	1	2%	420	11%
VanNess Corridor	-10,268	1%	2	5%	20	1%
Western SoMa	-26,775	1%	3	7%	121	3%
Yerba Buena	-70,000	4%	1	2%	44	1%
Rest of the City	-509,127	27%	13	30%	534	14%
<b>Grand Total</b>	<b>-1,913,169</b>	<b>100%</b>	<b>45</b>	<b>100%</b>	<b>3,696</b>	<b>100%</b>



## Q2-Q3 2007 Update

### Project Application Filings

Table 8 below shows that a total of 122 permit applications were filed in 2007 since the first quarter through the third quarter of 2007. Projects with a residential component, if constructed as proposed, would deliver a net addition of 3,800 units or 12% of the total number of units in the residential pipeline. These permits also represent 12% of the number of projects in the pipeline. Applications for projects with a commercial component are collectively representing an additional 1.3 million sq. ft. of non-residential use. These filings represent 20% of the total amount of net new commercial development in the pipeline.

The second and third quarters of 2007 was marked by a number of large project submissions. These

include 181 Fremont, a 66-story office mixed-use high-rise project with 140 residential units, and substantial reconstruction at San Francisco General Hospital. Other large residential development entering the entitlement process during the last two quarters include: 1188 Mission St (440 units in a 24-story structure); 350 8th St (416 units); and 900 Folsom St (a nine-story, 300 unit, LEED gold compliant complex that would replace a surface parking lot).

### Projects Under Planning Review

New project applications under Planning Department review total 46, representing almost 2,400 units and one million net sq. ft. of commercial space. More than a third of these projects will require conditional use approval from the Planning Department, and 40% are undergoing environmental review. Table 9 below is a tally of these projects by Planning Case type.

**TABLE 8: Project Applications Filed by Year and Quarter**

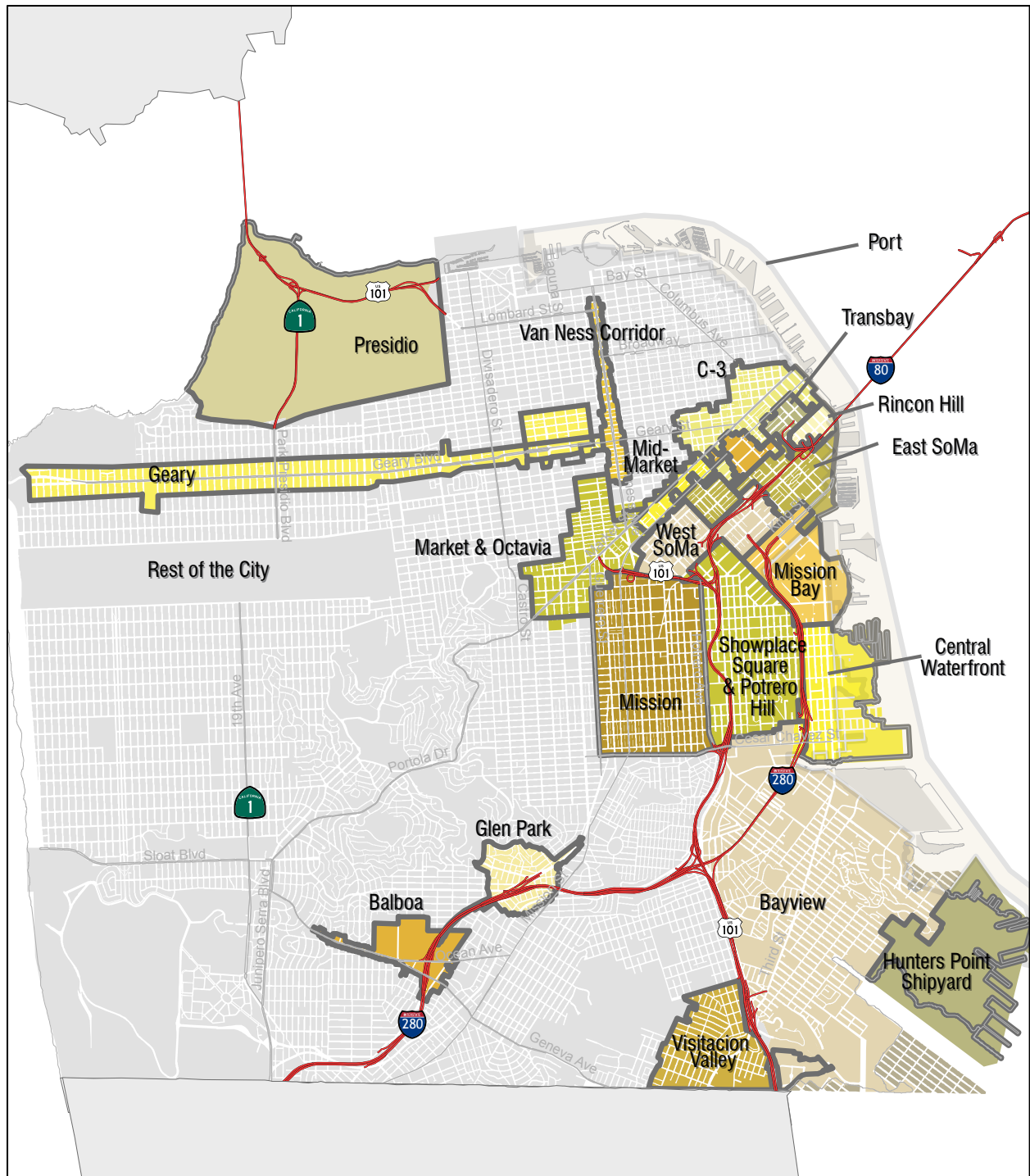
Year Filed	Quarter Filed	Projects		Net Units		Net Commercial Sq. Ft.	
		Count	Percent	Count	Percent	Count	Percent
2007	Q2	77	63%	1,872	52%	1,025,188	77%
2007	Q3	45	37%	1,698	48%	297,767	23%
Total		122	100%	3,806	100%	1,322,955	100%

**TABLE 9: Projects Under Planning Review, by Case Type**

Planning Case Type	Projects		Net Units		Net Gross Commercial Sq. Ft.	
	No.	Percent	No.	Percent	No.	Percent*
Conditional Use	14	30%	398	14%	27,416	3%
Environmental Review	19	41%	1,328	46%	1,020,343	102%
Variance	2	4%	79	12%	20,519	-2%
Exception to Downtown Controls	1	2%	113	5%	-35,628	-4%
Other	10	22%	507	25%	-35,253	-4%
All Planning Cases	46	100%	2,425	100%	997,397	100%

\*Percent is based on net total, hence the larger than 100 figure.

**MAP 1: Planning Department Neighborhoods**

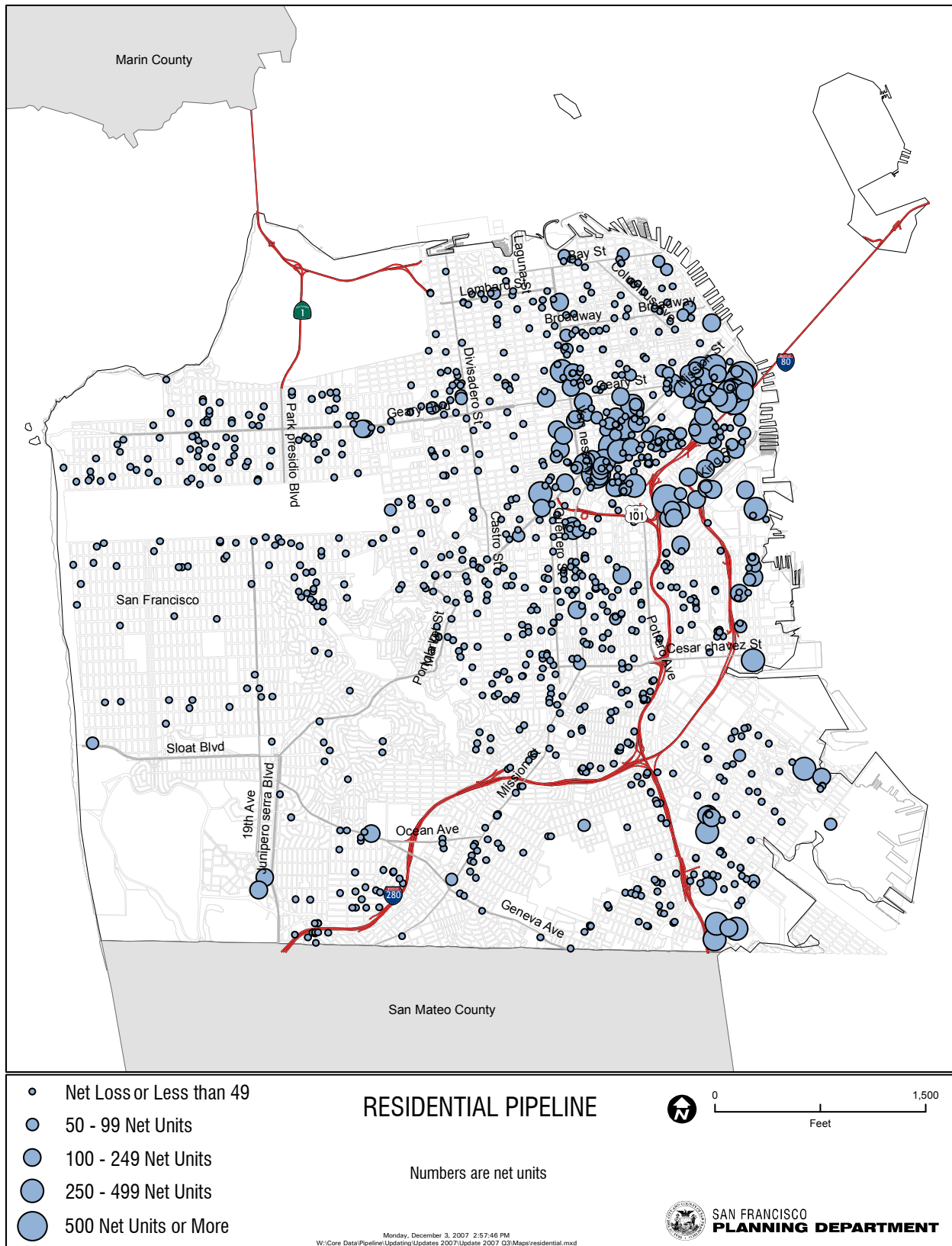


## NEIGHBORHOODS

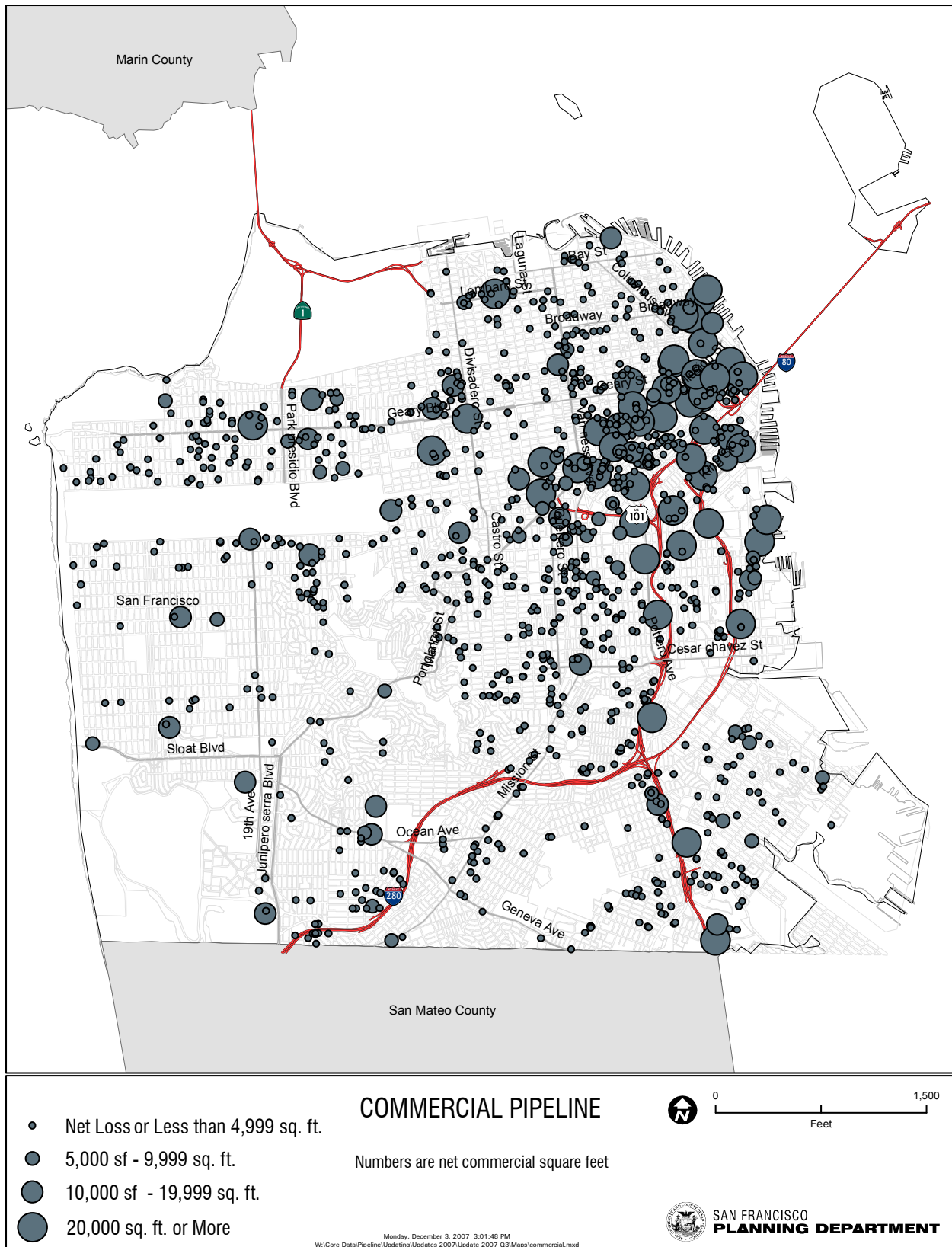


0 1 2 Miles

**MAP 2: Residential Pipeline**

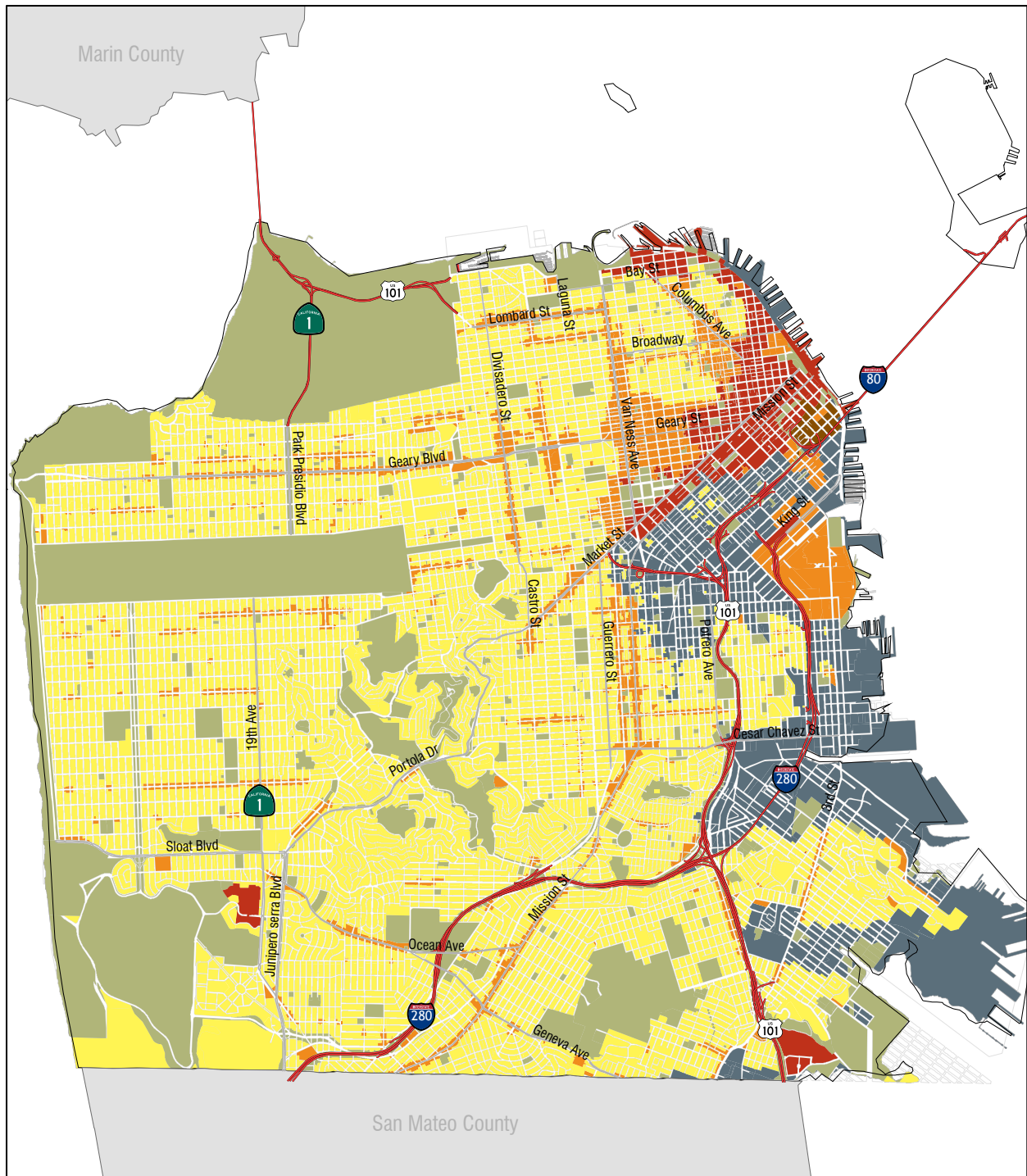


MAP 3: Commercial Pipeline





**MAP 4: Generalized Zoning Districts**



- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> Commercial      | <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Residential             |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Mixed Use    | <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> High Density Residential |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: darkblue; border: 1px solid black;"></span> Industrial | <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> Public                   |

## GENERALIZED ZONING DISTRICTS



0 1 2 Miles

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**TABLE 10: List of Projects and Data Dictionary**

PROJECT LOCATION	
<b>Block Lot</b>	Concatenated 4-digit assessor block + 3-digit assessor's lot Numbers
<b>Address</b>	Name and address of project.
<b>Planning Neighborhood</b>	Areas related to current planning efforts and roughly to city neighborhoods.
PROJECT STATUS	
<b>Under Construction</b>	Project is under construction.
<b>BP Approved</b>	DBI approved building permit.
<b>BP Issued</b>	Project sponsor has picked up approved building permit (proxy measure of under construction)
<b>BP Reinstated</b>	DBI reinstates a lapsed building permit (lapses after 1 year with no activity).
<b>BP Filed</b>	Application for building permit filed with DBI.
<b>PL Approved</b>	All Planning actions approved.
<b>PL Filed</b>	Project application filed with the Planning Department
<b>Bestdate</b>	The date of the most recent action leading to the BESTSTAT value, i.e., a project's current pipeline status (e.g., date building permit application is filed if BESTAT = BP Filed).
DEVELOPMENT PROFILE	
<b>Units</b>	Net total dwelling units.
<b>GSF (Commercial)</b>	Nonresidential gross square feet (GSF). Best interpreted as net new useable GSF with demolition of existing space subtracted. (Not total project gsf),
	CIE or Cultural, Institutional, Educational includes educational services, social services, museums, zoos, and membership organizations.
	Medical includes health services offices and hospitals and laboratories throughout the City.
	MIPS is largely any activity where information is the chief commodity that is processed (managerial, information, professional, business services, multi-media).
	PDR or Production, Distribution and Repair includes automobile and other repair services throughout the City, plus construction, transportation, communications, utilities, agriculture mining, manufacturing, wholesale trade, and motion picture production distribution, and services located outside of the downtown, transbay, and Northeast Districts. Does not include undeveloped or vacant land area used for PDR activities such as construction yard or open storage area.
	Retail Includes retail trade, amusement and recreation services, and personal services located throughout the City.
	Visitor (or Hotel) includes hotels and other lodging located throughout the City.
<b>Land Use</b>	This field summarises in one word what type of project is being proposed. Apart from the commercial categories listed, this field includes <ul style="list-style-type: none"> <li>- Mixres (when both commercial and residential uses are proposed)</li> <li>- Mixed (when no residential use present and when multiple commercial uses are proposed and not one is dominating (&gt;80% of commercial square feet))</li> <li>- Resident is used to denote any residential project where there is no commercial component.</li> </ul>

# Quarter 3, 2007

Subset of pipeline where project adds either more than 10 units or 10,000 GSF

Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
<b>CONSTRUCTION</b>						
3745001	300 SPEAR ST	Rincon Hill	36,000	860	Mixres	9/24/2007
3765015	425 First Street	Rincon Hill	-75,816	506	Resident	10/25/2007
3719001	301 MISSION ST	Transbay	-102,057	420	Resident	5/19/2006
8704004	300 Berry (Arterra)	Mission Bay	600	268	Mixres	3/1/2006
3702038	1160 MISSION ST	Mid-Market	5,025	250	Mixres	8/7/2007
3800001	601 KING ST	Showplace Square & Potr	-31,290	224	Resident	10/10/2007
3794075	170 KING ST	East SoMa	5,000	198	Mixres	7/20/2007
8713001	555 MISSION ROCK ST	Mission Bay	0	192	Resident	10/29/2007
0814004	2 FELL ST	Market & Octavia	0	179	Resident	9/27/2007
0311006	690 MARKET ST	Downtown C-3	-134,270	164	Resident	10/11/2007
3785133	673-683 BRANNAN ST, 16	West SOMA	-10,000	162	Resident	4/8/2005
4021001	601 ALABAMA ST	Mission	2,995	151	Mixres	8/16/2007
0716006	990 POLK ST	Rest of the City	-1,668	143	Mixres	10/22/2007
0742008	724-730 Van Ness Av/650	VanNess Corridor	-13,291	134	Resident	10/26/2007
0854009	55 PAGE ST	Market & Octavia	6,170	127	Mixres	10/26/2007
3750090	631 FOLSOM ST	East SoMa	3,677	120	Mixres	7/5/2007
0338025	230 TURK ST	Rest of the City	3,000	113	Resident	11/15/2007
3707033	74 NEW MONTGOMERY ST	Downtown C-3	-133,619	111	Mixres	10/17/2007
8707001	325 BERRY ST	Mission Bay	0	110	Resident	5/4/2007
3786019	77 BLUXOME	West SOMA	-1,675	102	Resident	6/20/2007
0761029	871-881 TURK STREET	Market & Octavia	0	101	Resident	6/6/2007
3751153	766 HARRISON ST	East SoMa	-4,171	98	Resident	9/28/2007

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Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
0141011	150 BROADWAY	Rest of the City	6,000	87	Mixres	10/23/2007
4228010	1300 Indiana St.	Central Waterfront	-9,800	81	Mixres	9/14/2007
0331004	141 MASON ST	Downtown C-3	-4,500	81	Resident	10/23/2007
0740011	650 EDDY ST	Rest of the City	0	81	Resident	10/25/2007
4991277	Jamestown Ave	Bayview	0	72	Resident	9/17/2007
3752091	831 FOLSOM ST	East SoMa	-10,312	69	Resident	10/22/2007
0452001	900 North Point	Rest of the City	0	54	Resident	10/2/2007
0739006	810 VAN NESS AV	VanNess Corridor	4,500	52	Mixres	10/16/2007
3708056	1 ECKER ST	Downtown C-3	-238,920	51	Mixres	10/2/2007
5306029	4601 3rd street	Bayview	4,999	50	Mixres	8/22/2007
0834022	77 VAN NESS AV	Market & Octavia	21,200	50	Mixres	10/25/2007
6423236	1828 GENEVA AV	Rest of the City	0	47	Resident	8/23/2007
3775007	1 SOUTH PARK	East SoMa	-48,500	35	Mixres	8/23/2007
0345012A	168 HYDE ST	Rest of the City	-4,869	31	Resident	10/22/2007
0733002	1300 EDDY ST	Rest of the City	-16,583	30	Resident	12/19/2006
0688020	1521 SUTTER ST	Rest of the City	-7,550	28	Resident	10/26/2007
3704006	418 - 420 JESSIE ST	Mid-Market	-36,160	25	Mixres	4/6/2007
4044030	2198 03RD ST/638 19TH S	Central Waterfront	0	24	Resident	7/20/2007
3589001	2200 Mission St	Mission	-1,400	23	Resident	10/20/2005
0793079	527 GOUGH ST	Market & Octavia	4,800	21	Mixres	10/12/2004
3732062	436 CLEMENTINA ST	East SoMa	-5,625	20	Resident	6/26/2007
4287016	1250 and 1260 Missouri	Bayview	0	16	Resident	10/4/2007
3731058	75 MOSS ST	East SoMa	0	14	Resident	9/18/2007
0669010	1158 SUTTER ST	Rest of the City	2,200	14	Mixres	10/22/2007
0176029	843 MONTGOMERY ST	Rest of the City	-19,149	13	Resident	8/1/2006



Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
3590031	2235 MISSION ST	Mission	0	12	Resident	8/21/2007
3721120	555 MISSION	Transbay	549,000	0	Mips	12/31/2004
8721014	255 King St	Mission Bay	381,282	0	Mips	10/29/2007
8702004	242 KING ST	Mission Bay	15,000	0	Mixres	8/28/2007
3720008	1ST & HOWARD (400 HOW	Transbay	23,250	0	Mips	10/18/2007
3724066	888 Howard St	Downtown C-3	434,000	0	Visitor	10/16/2007
3940001	201 16TH ST	Mission Bay	463,200		Mips	4/12/2007
3708023	40 JESSIE ST	Downtown C-3	50,000		Cie	10/25/2007

### ***BP ISSUED***

8720001	435 CHINA BASIN ST	Mission Bay	0	319	Resident	4/3/2007
0814009	46 FELL ST	Market & Octavia	9,950	179	Mixres	7/14/2006
3799007	675 TOWNSEND ST	Showplace Square & Potr	35,000	148	Mixres	7/23/2004
3518014	275 TENTH ST	West SOMA	-4,250	135	Mixres	8/17/2007
3518017	275 10TH ST	West SOMA	0	135	Resident	7/19/2007
5421011	5600 03RD ST	Bayview	-103,453	116	Resident	9/21/2007
5421003	5600 03RD ST	Bayview	-6,819	112	Mixres	12/2/2005
4058010	2235 03RD ST	Central Waterfront	5,339	102	Mixres	6/2/2003
0768013	701 GOLDEN GATE AV	Market & Octavia	0	100	Resident	8/21/2007
8704001	330 BERRY ST	Mission Bay	0	64	Resident	7/19/2007
0492025	2026 LOMBARD ST	Rest of the City	40,370	61	Mixres	4/11/2007
3747014	325 Fremont St.	Rincon Hill	0	51	Resident	6/23/2004
5696036	992 PERALTA AV	Rest of the City	0	47	Resident	7/1/2004
1156023	850 BRODERICK ST	Rest of the City	0	47	Resident	9/21/2007
4106022	910 MINNESOTA ST	Central Waterfront	0	30	Resident	10/18/2007
5322045	4800 Third St.	Bayview	669	18	Mixres	10/2/2007

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Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
7153013	310 DE LONG ST	Rest of the City	0	12	Resident	9/17/2007
7153009	101 HEAD ST	Rest of the City	0	12	Resident	9/17/2007
8709006	1500 OWENS ST	Mission Bay	160,600	0	Mips	5/24/2007
3973002C	480 POTRERO AV	Mission	23,800		Cie	8/17/2004

**BP APPROVED**

3746001	201 Folsom St (390 MainSt	Rincon Hill	0	806	Resident	11/18/2003
4991279	101 EXECUTIVE PARK BL	Bayview	14,000	450	Resident	6/22/2007
3702039	1188 MISSION ST	Mid-Market	0	440	Resident	10/30/2007
1084004	3575 GEARY BL	Geary	0	150	Resident	9/26/2007
3704069	973 MARKET ST	Mid-Market	8,372	100	Mixres	9/15/2005
0031001	2351 POWELL ST	Rest of the City	-74,250	74	Resident	11/17/2004
3789003	72 TOWNSEND ST	East SoMa	0	74	Resident	10/19/2007
3519067	346 09TH ST	West SOMA	4,125	58	Mixres	5/27/2004
3706063	721 MARKET ST	Yerba Buena	-70,000	44	Mixres	5/5/2005
3518024A	30 DORE	West SOMA	-8,500	42	Resident	11/1/2005
0816002	231 FRANKLIN ST	Market & Octavia	780	33	Mixres	8/24/2007
0816017	233 FRANKLIN ST	Market & Octavia	0	32	Resident	10/11/2007
0334008	430 EDDY ST	Rest of the City	0	24	Resident	3/7/2005
5868006	4 CRAUT ST	Rest of the City	0	18	Resident	10/20/2005
7153008	Habitat for Humanities BAR	Rest of the City	0	12	Resident	5/27/2004
0041019	7 VANDEWATER ST	Rest of the City	-280	12	Mixres	10/28/2004
5981011	2574 SAN BRUNO AV	Rest of the City	16,600	0	Cie	10/29/2007
5598008	491 BAY SHORE BL	Bayview	150,265	0	Retailent	12/7/2006
0642006	1710 FRANKLIN ST	Rest of the City	12,700	0	Cie	12/12/2005
0297005	524 POST ST	Downtown C-3	23,375		Retailent	5/6/2004

Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
2607099	399 BUENA VISTA EAST A	Rest of the City	15,720		Cie	7/14/2005

### ***BP Filed***

3783001	801 BRANNAN ST	Showplace Square & Potr	-115,000	557	Mixres	8/17/2005
3747006	375 FREMONT ST	Rincon Hill	-45,095	432	Mixres	5/16/2006
4991240	601 CRESCENT WY	Bayview	0	411	Resident	1/14/2004
3748006	340 FREMONT ST	Rincon Hill	2,350	384	Mixres	9/19/2005
5431A001	5800 03RD ST	Bayview	-90,000	343	Mixres	9/28/2005
3749059	45 LANSING ST	Rincon Hill	-14,000	305	Resident	8/31/2005
3911001	1 HENRY ADAMS ST	Showplace Square & Potr	-2,055	212	Mixres	8/17/2005
3787026	655 04TH ST	East SoMa	-2,356	192	Mixres	1/13/2006
3508026	1390 MISSION ST	Mid-Market	0	136	Resident	3/23/2007
3735047	1 HAWTHORNE ST	Downtown C-3	-25,279	135	Mixres	9/8/2005
0667018A	1529 PINE ST	VanNess Corridor	-8,176	113	Resident	3/19/2007
4991241	EXECUTIVE PARK (FUTURE	Bayview	0	110	Resident	8/29/2007
3736097	201 02ND ST	Transbay	52,700	103	Mixres	5/18/2006
0348015	277 GOLDEN GATE AV	Rest of the City	-49,945	88	Resident	10/18/2007
4059009	2298 03RD ST	Central Waterfront	14,000	80	Mixres	2/6/2006
3736095	217 02ND ST	Transbay	-20,967	73	Mixres	1/23/2006
3736085	48 TEHAMA ST	Transbay	0	66	Resident	7/12/2006
3788012	166 TOWNSEND ST	East SoMa	-73,625	66	Resident	8/29/2006
3548032	1875 MISSION ST	Mission	0	60	Resident	2/10/2006
1052023	2420 SUTTER ST	Rest of the City	-1,900	58	Mixres	3/30/2007
1228005	690 STANYAN ST	Rest of the City	10,800	56	Mixres	2/15/2006
0287014	300 GRANT AV	Downtown C-3	0	56	Resident	12/22/2006
0056006	1789 MONTGOMERY ST	Rest of the City	0	51	Resident	10/27/2005

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Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
3774025	250 BRANNAN ST	East SoMa	-127,396	51	Resident	1/30/2007
0293002	153 KEARNY ST	Downtown C-3	-40,000	51	Resident	3/28/2006
3731126	229 07TH ST	East SoMa	16,196	49	Mixres	9/23/2005
3703086	570 JESSIE ST	Mid-Market	-15,000	47	Resident	2/2/2006
3532014	299 VALENCIA ST	Market & Octavia	3,940	44	Mixres	11/9/2006
0619012	1860 VAN NESS AV	VanNess Corridor	1,625	35	Mixres	2/21/2006
0668012	1465 PINE ST	Rest of the City	0	35	Resident	3/16/2005
0349001	101 GOLDEN GATE AV	Rest of the City	20,000	35	Mixres	8/25/2005
0343014	181 TURK ST	Rest of the City	3,060	32	Mixres	8/23/2006
3754039	1075 FOLSOM ST	East SoMa	5,000	31	Resident	12/22/2005
3754066	1091 FOLSOM ST	East SoMa	-2,250	30	Resident	6/10/2005
3542009	2140 MARKET ST	Market & Octavia	2,624	28	Mixres	11/17/2004
4224038	1000 MISSISSIPPI ST	Showplace Square & Potr	0	28	Resident	5/1/2007
0599008	1840 WASHINGTON ST	VanNess Corridor	-7,000	26	Resident	4/14/2006
3730023	1174 FOLSOM ST	West SOMA	-5,200	26	Mixres	7/28/2004
3727168	1145 MISSION ST	Mid-Market	1,996	25	Mixres	6/9/2006
3732071	468 CLEMENTINA ST	East SoMa	-500	25	Resident	7/20/2005
0184031	1355 PACIFIC AV	Rest of the City	-18,632	24	Resident	8/24/2006
0274008	850 BUSH ST	Rest of the City	0	23	Resident	12/30/2005
5817006	300 ALEMANY BL	Rest of the City	0	22	Resident	7/7/2006
3591024	793 SOUTH VAN NESS AV	Mission	5,829	22	Resident	2/10/2006
3752019	870 HARRISON ST	West SOMA	-6,120	22	Mixres	7/14/2006
3731003	226 06TH ST	East SoMa	0	20	Resident	10/19/2005
3521005	340 11TH ST	West SOMA	5,682	20	Mixres	4/11/2005
3521007	350 11TH ST	West SOMA	0	20	Resident	4/11/2005

Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
1127006	1816 EDDY ST	Rest of the City	0	19	Resident	6/22/2006
3776092	246 RITCH ST	East SoMa	-4,130	19	Resident	1/5/2007
3747012	325 FREMONT ST	Rincon Hill	0	18	Resident	7/20/2005
3548039	1801 MISSION ST	Mission	2,600	18	Mixres	7/17/2006
5868007	55 TRUMBULL ST	Rest of the City	0	18	Resident	12/13/2006
7088056	320 RANDOLPH ST	Rest of the City	-10,428	18	Mixres	8/29/2006
3588012	3500 19TH ST	Mission	2,950	17	Mixres	5/1/2006
0666006	1522 BUSH ST	VanNess Corridor	0	15	Resident	1/15/2004
3726047	537 NATOMA ST	East SoMa	-5,425	14	Mixres	9/1/2005
0282004	723 TAYLOR ST	Rest of the City	0	14	Resident	5/2/2005
3557063	208 DOLORES ST	Market & Octavia	0	13	Resident	11/18/2003
0667017	1533 PINE ST	VanNess Corridor	-5,646	12	Mixres	3/19/2007
3987010	140 PENNSYLVANIA AV	Showplace Square & Potr	0	12	Resident	8/4/2004
6356066	209 HAHN ST	Rest of the City	0	12	Resident	6/16/2005
0512041	2395 Lombard Street	Rest of the City	5,816	12	Resident	3/15/2006
6520036	3135 24TH ST	Mission	-13,640	12	Mixres	8/29/2007
0512019	2395 LOMBARD ST	Rest of the City	-1,890	12	Resident	3/15/2006
3732068	456 CLEMENTINA ST	East SoMa	0	12	Resident	7/11/2005
5260001	4101 03RD ST	Bayview	0	12	Resident	5/15/2003
0312010	1 KEARNY ST	Downtown C-3	27,420	0	Mixres	7/13/2006
1535016	495 09TH AV	Geary	17,000	0	Cie	12/3/2003
0269003	350 BUSH ST	Downtown C-3	350,000	0	Mips	8/7/2007
1368049	4614 CALIFORNIA ST	Rest of the City	13,686	0	Mixed	1/23/2007
3905003	2460 ALAMEDA ST	Mission	20,000	0	Pdr	11/14/2006
3717019	120 HOWARD ST	Downtown C-3	67,000	0	Mips	11/17/2006

Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
1098009	1401 DIVISADERO ST	Geary	57,000	-21	Mips	12/21/2006
0269026	350 BUSH ST	Downtown C-3	347,300		Mixed	8/7/2007

***PL Approved***

3702053	1169 MARKET ST	Mid-Market	20,000	1033	Mixres	8/3/2006
3507039	1401 MARKET ST	Mid-Market	525,500	719	Mixres	7/20/2006
3747001E	399 FREMONT ST	Rincon Hill	-2,256	432	Mixres	8/4/2006
3721068	535 MISSION ST	Transbay	296,430	273	Mixres	2/7/2007
0647007	1634 PINE ST	VanNess Corridor	448	250	Mixres	4/3/2007
3508052	1340 & 1390 MISSION ST	Mid-Market	-19,200	237	Mixres	6/10/2004
4991039	Jamestown Ave. PUD	Bayview	0	198	Resident	3/25/2004
3547002A	1880 MISSION ST	Mission	-32,515	194	Resident	10/6/2005
4106001A	900 MINNESOTA ST	Central Waterfront	-129,260	160	Mixres	1/5/2006
0716007	990 Polk Street	Rest of the City	-1,668	160	Resident	11/22/2004
1083002	3575 GEARY BL	Geary	4,200	150	Mixres	4/6/2006
3708058	Market Center	Downtown C-3	-102,515	134	Mixres	12/5/2002
7331003	800 Brotherhood Way	Rest of the City	0	127	Resident	5/19/2005
0691008	1285 SUTTER ST	VanNess Corridor	-8,308	120	Mixres	4/18/2006
3722082	125 03rd st.	Yerba Buena	430,000	95	Mixres	4/6/2004
0283004A	620 SUTTER ST	Downtown C-3	-46,435	78	Mixres	1/23/2006
0619009	1800 Van Ness Ave.	VanNess Corridor	7,383	62	Mixres	4/4/2005
6569004	3400 CESAR CHAVEZ ST	Mission	16,000	60	Mixres	4/19/2007
0331002	149 MASON ST	Downtown C-3	0	56	Resident	5/4/2006
2515001	2800 SLOAT BL	Rest of the City	9,656	55	Resident	3/21/2006
3553054	1501 15TH ST	Mission	5,120	44	Mixres	7/21/2005
0596024	1946 POLK ST	Rest of the City	-10,490	43	Mixres	8/3/2007

Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
3994003	680 ILLINOIS ST	Central Waterfront	7,926	35	Mixres	12/1/2005
0341005	938-942 MARKET ST	Mid-Market	-40,674	33	Mixres	4/6/2005
0522002A	2601 VAN NESS AV	VanNess Corridor	0	27	Resident	12/2/2003
2623006	376 CASTRO ST	Rest of the City	1,900	24	Mixres	2/6/2006
0682010	2000 POST ST	Rest of the City	0	24	Resident	1/5/2005
0256018	851 CALIFORNIA ST	Rest of the City	-33,000	23	Resident	4/19/2006
3560001	2210 MARKET ST	Market & Octavia	2,000	20	Mixres	2/1/2007
3728014	1234 HOWARD	West SOMA	-1,500	18	Resident	10/30/2006
1823051	2545 JUDAH ST	Rest of the City	4,693	13	Mixres	10/17/2002
0196008	700 MONTGOMERY ST	Rest of the City	-22,655	12	Resident	6/2/2006
3533024	85 BROSNAN ST (AKA 480	Market & Octavia	0	11	Resident	3/14/2006
2062031	1801 NORIEGA ST	Rest of the City	6,400	11	Mixres	6/3/2005
1731001	1201 19TH AV	Rest of the City	10,538		Cie	2/6/2003
3777047	695 BRYANT ST	West SOMA	25,600		Cie	4/14/2005
3794024	144 KING ST	East SoMa	43,845		Visitor	10/17/2005
1764031	1348 10TH AV	Rest of the City	11,900		Cie	2/11/2005

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3708006	50 01ST ST	Downtown C-3	1,134,000	600	Mixres	12/21/2006
3762106	725-765 Harrison Street	East SoMa	26,900	510	Resident	11/8/2005
4991075	5 THOMAS MELLON CR	Bayview	55,960	499	Mixres	3/9/2006
0857001	55 Laguna Street	Market & Octavia	28,090	491	Mixres	10/31/2006
3756003	350 08TH ST	West SOMA	56,700	416	Mixres	9/7/2007
4624003	227 West Point Road	Bayview	620	401	Mixres	2/14/2007
0331016	231 ELLIS ST	Rest of the City	22,000	400	Mixres	10/15/2002
4355006	3240 Third Street	Central Waterfront	-32,969	391	Mixres	4/20/2006

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Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
3732009	900 FOLSOM ST	East SoMa	6,340	300	Mixres	7/6/2007
3701063	55 09TH ST	Mid-Market	2,622	260	Mixres	6/29/2007
0350003	1066 MARKET ST	Mid-Market	5,840	255	Mixres	7/19/2006
0697037	1333 GOUGH ST	Geary	0	231	Resident	7/15/2005
0813006	1390 MARKET ST	Market & Octavia	-1,500	230	Mixres	10/25/2006
3547001	1800 MISSION ST	Mission	-196,800	207	Resident	6/10/2004
7324001	77 CAMBON DR	Rest of the City	-16,540	195	Mixres	8/16/2007
3736074	41 TEHAMA ST	Transbay	-1,400	176	Resident	10/31/2006
3180003	1150 OCEAN AV	Balboa	15,100	175	Mixres	7/25/2006
3510001	1415 MISSION ST	Mid-Market	300	156	Mixres	11/2/2006
3955002	1740 17th Street	Showplace Square & Potr	24,208	154	Mixres	8/31/2004
3725015	938 HOWARD ST	East SoMa	-18,956	154	Mixres	3/27/2006
3732008	260 05TH ST	East SoMa	-36,406	151	Mixres	7/6/2007
0317007	450 OFARRELL ST	Rest of the City	-11,000	144	Mixres	9/19/2007
3719010	181 FREMONT ST	Transbay	492,866	140	Mixres	5/15/2007
8704005	330 & 335 BERRY STREET	Mission Bay	0	131	Resident	6/8/2007
4629A010	900 INNES AVE	Bayview	8,613	128	Mixres	9/17/2004
3616007	2558 MISSION ST	Mission	0	125	Resident	12/21/2005
0201012	8 Washington Street	Rest of the City	12,500	120	Mixres	4/9/2003
0792028	365 FULTON STREET	Market & Octavia	0	120	Resident	6/8/2007
3726103	114 07th Street	East SoMa	-26,222	119	Mixres	3/28/2007
0872005	1960-1998 MARKET ST	Market & Octavia	9,000	115	Mixres	5/29/2007
3767305	429 BEALE ST	Rincon Hill	-35,628	113	Resident	9/27/2007
0526021	2550 VAN NESS AV	Rest of the City	-51,353	109	Mixres	5/17/2005
3508054	66 9TH STREET	Mid-Market	0	107	Resident	6/6/2007



Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
3749064	FOLSOM AND ESSEX	Transbay	0	100	Resident	6/8/2007
3912001	1-25 Division Street	Showplace Square & Potr	-35,453	100	Mixres	1/26/2006
0059003	1620 MONTGOMERY ST	Rest of the City	-39,796	95	Resident	1/27/2005
3784085	570 TOWNSEND ST	West SOMA	-17,729	85	Mixres	8/16/2007
3740027	SPEAR STREET	Transbay	0	85	Resident	6/8/2007
0345002	145 LEAVENWORTH ST/ 3	Rest of the City	0	84	Resident	7/13/2006
1052024	2655 BUSH ST	Rest of the City	-40,617	84	Mixres	12/1/2005
3732074	251 06TH ST	East SoMa	1,450	83	Mixres	9/29/2004
1073013	800 PRESIDIO AV	Rest of the City	10,180	83	Mixres	7/20/2006
0331003	125 MASON ST	Downtown C-3	0	81	Resident	7/17/2006
0165006	717 BATTERY ST	Rest of the City	20,519	78	Mixres	6/15/2007
4884020	Arelious Walker Drive	Bayview	0	75	Resident	3/18/2004
0808036	401 Grove Street	Market & Octavia	7,000	70	Mixres	5/23/2007
3753140	935 FOLSOM ST	East SoMa	-13,808	69	Mixres	5/25/2006
4045006	2121 3rd Street/740 Illinois	Central Waterfront	-5,000	66	Mixres	4/11/2006
0287013	300 Grant Ave.	Downtown C-3	-1,250	66	Mixres	11/2/2006
0336017	245 HYDE ST	Rest of the City	-26,640	65	Resident	10/16/2006
3994001B	2065 03RD ST	Central Waterfront	-4,725	62	Mixres	6/7/2006
3639004A	2660 HARRISON ST	Mission	-11,423	62	Resident	9/16/2004
6969001	5050 MISSION ST	Rest of the City	-300	61	Mixres	9/29/2006
3725101	474 NATOMA STREET	Downtown C-3	0	60	Resident	6/8/2007
3543011	2175 MARKET ST	Market & Octavia	5,813	60	Mixres	8/31/2006
5992A060	495 CAMBRIDGE ST	Rest of the City	0	56	Resident	5/4/2006
3776149	424 BRANNAN ST	East SoMa	0	55	Resident	12/22/2005
3753005	205 SHIPLEY ST	East SoMa	-11,000	51	Mixres	5/26/2006

Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
4591A010	SHIPYARD PARCEL 54	Hunters Point Shipyard	0	50	Resident	6/8/2007
0595013	1645-1661 PACIFIC AV	VanNess Corridor	-27,275	50	Resident	7/25/2007
3534069	25 DOLORES ST	Market & Octavia	-19,037	46	Resident	7/17/2006
3980007	1717 17TH ST	Showplace Square & Potr	-13,369	41	Mixres	12/22/2005
1450008	5400 GEARY BL	Geary	50,550	39	Mixres	6/1/2004
3701020	1270 Mission Street	Mid-Market	4,258	36	Mixres	5/12/2004
0279011	1080 SUTTER ST	Rest of the City	1,339	35	Mixres	10/25/2006
0570010	1622 BROADWAY	VanNess Corridor	0	34	Resident	9/15/2005
2636025	Crestmont Drive	Rest of the City	0	34	Resident	3/25/2004
3794014	111 TOWNSEND ST	East SoMa	-13,136	34	Mixres	12/14/2004
3753081	345 06TH ST	East SoMa	324	33	Mixres	9/15/2005
0756001	1345 TURK ST	Rest of the City	-7,139	32	Mixres	6/8/2007
6935001	1607-1649 Ocean Ave.	Balboa	-19,485	31	Resident	5/4/2006
3639002	2652 HARRISON ST	Mission	-7,250	30	Resident	1/11/2006
0620006	1601 LARKIN ST	Rest of the City	-19,050	28	Resident	8/25/2004
4224015	1004 MISSISSIPPI ST	Showplace Square & Potr	0	28	Resident	6/29/2006
4228015	1240 MINNESOTA ST	Central Waterfront	20,500	27	Mixres	9/29/2004
0279014	1299 BUSH ST	Rest of the City	-5,532	26	Mixres	8/31/2004
4711118	HUDSON AVENUE (NW CO	Bayview	0	24	Resident	6/6/2007
3752023	397 05TH ST	West SOMA	5,000	24	Mixres	9/24/2007
0807010	580 HAYES ST	Market & Octavia	42,432	22	Mixres	7/6/2005
1460014B	420 29TH AV	Geary	-2,500	20	Mixres	7/25/2006
0853021	102-104 OCTAVIA STREET	Market & Octavia	0	20	Resident	6/8/2007
3728069	121 09TH ST	West SOMA	-4,975	20	Mixres	3/31/2005
3729081	209 09TH ST (aka 207 9th	West SOMA	-11,600	19	Resident	10/13/2005

Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
0729044	1210 SCOTT STREET/1770	Rest of the City	0	18	Resident	6/8/2007
0303015	865 POST ST	Rest of the City	-4,658	18	Resident	5/11/2004
3596113	899 VALENCIA ST	Mission	4,705	18	Mixres	8/11/2005
0194009	740 WASHINGTON ST	Rest of the City	-9,050	18	Mixres	2/28/2007
3148001	4550 MISSION ST	Rest of the City	-3,250	17	Mixres	7/19/2006
6473038	5735- 5743 MISSION ST	Rest of the City	-7,153	16	Mixres	10/19/2006
0839029	261 OCTAVIA ST	Market & Octavia	0	15	Resident	8/9/2006
0668013	1461 PINE ST	Rest of the City	-5,416	15	Mixres	9/2/2004
1084001B	1 Stanyan Street	Geary	-5,810	13	Mixres	1/30/2007
1028003	2829 California Street	Rest of the City	373	12	Mixres	1/30/2007
5869014	4199 MISSION ST	Rest of the City	600	12	Mixres	5/16/2007
4108003C	1025 TENNESSEE ST	Central Waterfront	-6,550	12	Mixres	9/9/2004
3704071	949 Market Street	Mid-Market	142,263	0	Retailent	11/16/2005
0173001	600 BATTERY ST	Rest of the City	92,400	0	Mips	10/17/2007
1149011	350 MASONIC AV	Rest of the City	69,308	-1	Cie	9/13/2005
1029003	2901 California Street	Rest of the City	15,604	-3	Cie	2/2/2007
0138001	802 DAVIS ST	Port	245,400		Visitor	10/22/2003
0004002	160 JEFFERSON ST	Port	17,000		Retailent	2/25/2003
5431A015	320-350 PAUL AV	Bayview	33,489		Pdr	9/27/2007
3727004	150 07TH ST	West SOMA	10,808		Retailent	4/2/2007
3710017	350 MISSION ST	Downtown C-3	934,668		Mips	12/21/2006
9900015	Exploratorium Relocation Pr	Port	36,248		Cie	9/1/2006
3533007	250 VALENCIA ST	Market & Octavia	14,926		Mixed	9/13/2005
0236017	100 CALIFORNIA ST	Downtown C-3	68,775		Mips	12/6/2006
3735063	222 02ND ST	Downtown C-3	623,300		Mixed	5/3/2007

Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
3788039	345 BRANNAN ST	East SoMa	53,030		Mips	4/16/2007
2018003	2400 NORIEGA ST	Rest of the City	12,366		Cie	9/6/2007
0828012	735 Fell Street	Rest of the City	16,000		Cie	7/3/2007
3785003	690 05TH ST	West SOMA	32,500		Mixed	1/24/2006
4154001	1001 POTRERO AV	Showplace Square & Potr	419,070		Cie	6/20/2007
0347013	399 GOLDEN GATE AV	Rest of the City	53,000		Retailent	12/28/2006
2463A014	2233 VICENTE ST	Rest of the City	13,469		Retailent	4/14/2005

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## Acknowledgements

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Gavin Newsom

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