



# San Francisco PIPELINE REPORT

San Francisco Planning Department  
March 2008





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

## **Quarter 4 2007**

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### What is the Pipeline?

The San Francisco pipeline consists of development projects that would add residential units or commercial space, 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. Affordable housing projects sponsored by the San Francisco Redevelopment Agency and the Mayor's Office of Housing figure in the pipeline database only after an application has been filed with either the Planning Department or the Department of Building Inspection. Projects in the pre-development stages, as well as projects currently under the review of the Redevelopment Commission, are not included in the Pipeline Report, unless a building permit application has been filed.<sup>1</sup>

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.

### Time Frame and Certainty of Development

As the pipeline spans the entire project development life cycle for small and large projects ranging from addition of an extra unit in the rear yard to multi-structure complexes of residential and commercial development needing environmental impact reports and transportation studies, it follows that the entitlement and ultimate actualization of some projects is several years and occasionally decades into the future, while some projects are abandoned prior to receiving a permit. The pipeline, then represents a particular scenario that assumes that all development permits is eventually entitled, and all entitled development is eventually built. In reality, this is not the case.

### 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 and currency of original sources. The data in this report is current through December 31, 2007. While we make an effort to consolidate multiple permits for different components of the same project from different agencies, it is not possible to validate the accuracy of all projects. Should you find inaccuracies and omissions, please e-mail your comments to [aksel.olsen@sfgov.org](mailto:aksel.olsen@sfgov.org).

<sup>1</sup> For an annual overview of affordable housing projects in the pipeline, please see Appendix A, List 6 in the Housing Inventory ([http://www.sfgov.org/site/uploadedfiles/planning/Citywide/pdf/Housing\\_Inventory\\_2006.pdf](http://www.sfgov.org/site/uploadedfiles/planning/Citywide/pdf/Housing_Inventory_2006.pdf)).

## Q4 2007 Pipeline at a Glance

- There are currently 1,087 projects in the pipeline. While appearing virtually unchanged from the 1,088 projects reported in the Q3 2007 pipeline, the last quarter of 2007 saw 95 new projects filed and 96 projects completed.
- These projects, if completed, would add some 40,400 net new housing units to the city's housing stock. This represents an increase of 40% from the Q3 2007 figure, largely due to the filing of an environmental review application for a number of significant projects in Hunter's Point Shipyard, India Basin, Candlestick and vicinity.
- The Bayview Waterfront project, consisting of a number of sites along the southeastern waterfront, would account for 11,400 units and nearly 8 million sq. ft. of office, R&D, retail and community space, as well as a 10,000 seat arena at Candlestick Point.
- The pipeline would also add a net of 14.5 million commercial square footage – up 145% from Q1 2007, again due to the Bayshore projects. Within this total, office and retail space would see net gains of 9.3 million and 3.0 million sq. ft., respectively. There is a projected net loss of 700,000 sq. ft. of light industrial or Production, Distribution and Repair (PDR) space because of conversion to commercial and residential space.
- Nearly one in five of the projects (with approximately 6,800 units) are in the construction phase, while just over 30% have received building permits approvals or land use entitlements. About half of all projects (including nearly 21,000 units) are still at the early stages of development, with permit applications filed with the Planning Department or the Department of Building Inspection.
- About 14,500 new units are proposed to be built in the Bayview/Hunters Point area. Almost 4,000 and 3,900 new units are under construction or are proposed to be built in Rincon Hill and Mid-Market respectively.

## The Pipeline

There are currently around 1,100 projects in the pipeline. Around 35 of these are projects sponsored through the San Francisco Redevelopment Agency. The Planning Department makes an effort to track these projects to make the pipeline more inclusive.

Of these projects, over two-thirds (about 70%) are exclusively residential and over one in six are mixed-use projects with both residential and commercial components. Only a small percentage of the pipeline projects or about 10% are commercial developments without a residential component.

A net total of 40,400 new housing units would be added to the city's housing stock according to the current pipeline. This is up more than 40% from the first quarter of 2007, largely due to the filing of an application for new large scale projects around Candlestick and the Hunters Point Shipyard referred to as the Bayview Waterfront Project. Pipeline projects also comprise a net addition of 14.5 million sq. ft. of commercial development.

## Project Status

Table 1 on the following page shows the following:

- Some 20% of all projects, representing 6,800 net added housing units and 190,000 sq. ft. of commercial space, are under construction.
- About one in five of the projects (with 2,800 net units) have received building permit approvals and may have already begun construction. Completions of these projects (with a total of 9,600 net new units) are expected to be online in the next six to 36 months.
- About 35% of all projects (including 5,300 net new units and an addition of 1.1 million sq. ft. of commercial space) have filed building permit applications with the Department of Building Inspection. A number of these projects have already received Planning Department entitlements.
- Seven percent of the pipeline projects have received Planning Department approvals. If

**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 Comm'l Sq. Ft.	Net Commercial Gross Square Footage					
				CIE	Medical	Office	PDR	Retail	Visitor
<b>Filed with Planning</b>	153	20,890	11,783,000	586,000	38,000	7,394,000	455,000	1,909,000	1,400,000
<b>Approved by Planning</b>	75	4,570	1,146,000	147,000	12,000	832,000	-308,000	514,000	-51,000
<b>BP Filed</b>	408	5,300	1,137,000	48,000	27,000	1,335,000	-511,000	238,000	-16,000
<b>BP Approved/Issued/Re-Instated</b>	221	2,820	276,000	93,000	0	-25,000	-171,000	309,000	70,000
<b>Construction</b>	230	6,790	190,000	89,000	0	-191,000	-174,000	35,000	433,000
<b>Grand Total</b>	1,087	40,370	14,532,000	963,000	77,000	9,345,000	-708,000	3,006,000	1,836,000

Notes:

/1/ Housing units in all tables rounded to nearest 10 units unless noted.

/2/ Commercial square feet in all tables rounded to nearest 1,000 square feet.

and when constructed, these projects would add over 4,500 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 160 projects in the pipeline (14%) are under Planning Department review. Collectively, these projects represent some 21,000 net new units and 11.8 million sq. ft. of non-residential uses. Thus, 80% of non-residential space and half the units in the pipeline are in this early stage.

### Amount and Type of Net New Commercial Space

Projects in the current pipeline also propose a net addition of 14.5 million sq. ft. of commercial development that would result in the following land use inventory changes:

- 9.3 million sq. ft. of additional office space
- 3.0 million sq. ft. of additional retail space
- 1.8 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 700,000 sq. ft. of production, distribution, and repair space, a large portion of which would go to housing use.<sup>2</sup>

<sup>2</sup> PDR space here refers only to building square footage or built space. It does not

The net addition of 9.3 million sq. ft. of office space represents nearly two thirds of the total net change in proposed commercial development. Retail and visitor-related square footage follow with about 20% and 13%, respectively.

### Location of New Development

Table 2 below shows that most of the proposed new residential construction in the pipeline are in Bayview/Hunter's Point, Rincon Hill and Mid-Market. (See Map 1 for neighborhood boundaries.) These areas would account for around 20,000 net units or more than half of all net additional units in the pipeline.

Other areas with active residential development include East SoMa, Market & Octavia and Downtown C-3, with a total of 5,600 net new units.

Small scale, in-fill projects in the "Rest of the City" make up the bulk of pipeline projects: 57% of total projects which would add 4,700 net new units (or just under 12% 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.

include undeveloped or "vacant" land area containing PDR uses such as construction yards or ground storage.

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

Neighborhood	Projects	Net Units	Net Comm'l Sq. Ft.
Balboa	3	210	4,000
Bayview	68	14,330	8,087,000
Central Waterfront	17	1,080	-56,000
Downtown C-3	29	1,430	3,054,000
East SoMa	46	2,370	-274,000
Glen Park	6	10	0
Hunters Point Shipyard	1	50	0
Japantown	12	270	-6,000
Market & Octavia	35	1,820	116,000
Mid-Market	18	3,390	605,000
Mission	84	980	-22,000
Mission Bay	12	1,080	1,249,000
Port	3	0	299,000
Rincon Hill	10	3,920	-134,000
Showplace Square & Potrero Hill	42	1,550	282,000
Transbay	9	1,010	686,000
Van Ness	19	930	-77,000
Visitation Valley	20	40	40,000
West SoMa	27	1,050	76,000
Yerba Buena	2	140	360,000
Rest of the City	624	4,730	243,000
<b>Grand Total</b>	<b>1,087</b>	<b>40,370</b>	<b>14,532,000</b>

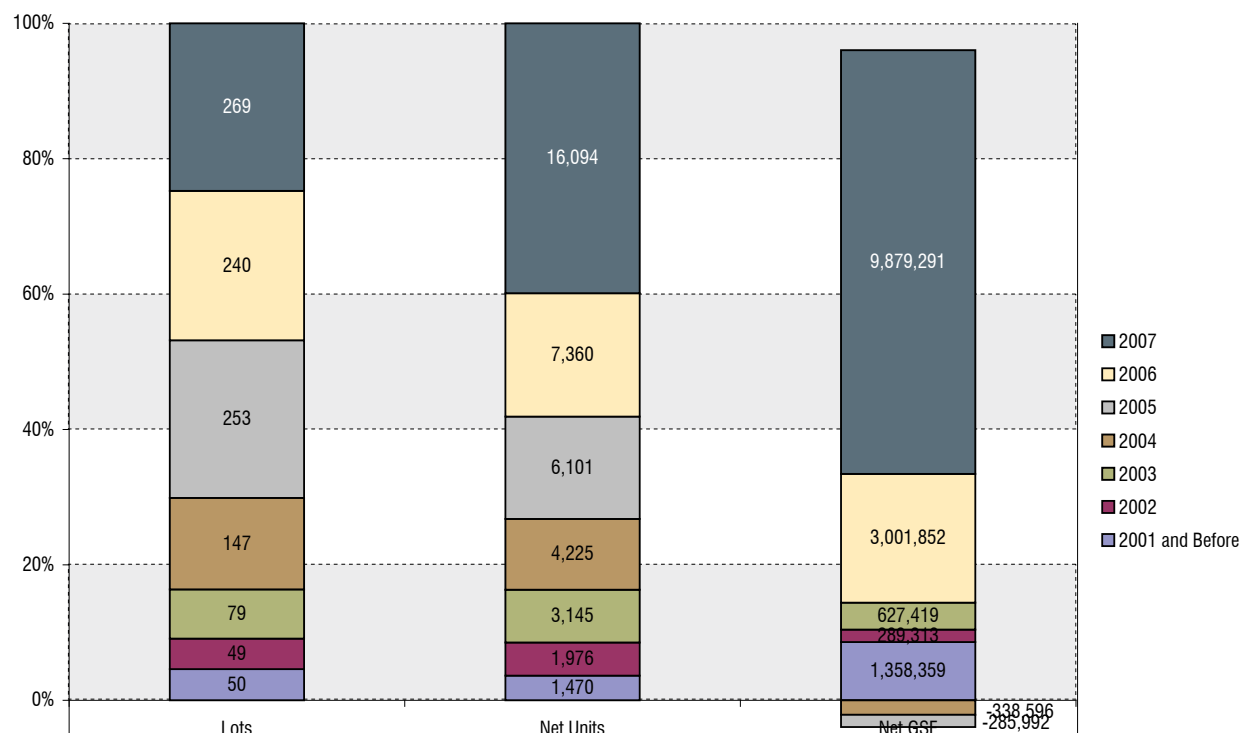
**Projects by Year of First Filing**

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. A few large projects filed during 2007 mean that while the *number* of projects is fairly evenly distributed over the past few years, in terms of the number of *units* and *commercial square feet* there is a concentration in 2007.

Filings for residential construction continued apace and of the units in the pipeline; more than 60% 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 in 2007.

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

About one in two 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 some 18,600 net new units, are in some cases conversions of existing industrial buildings, in others new development. The added residential units in industrial areas are accompanied by loss of about 700,000 sq. ft. of PDR space (see Table 3). These projects are mostly multi-storied, with 20 units or more.

Nearly a fourth 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 96 developments (representing 9% of all pipeline projects), suggesting the relatively large scale of these projects.

While comprising only 5% of city area, nearly one in six net new units are proposed in mixed-use districts. About 6,200 new units could go in mixed-use districts, mainly in neighborhood commercial districts. These areas carry the third largest amount of added units.

The high-density, transit-accessible downtown neighborhoods of Rincon Hill and Transbay account for less than 1% of the city's land area, but will nonetheless account for around 6% of all units in the pipeline and one percent of the projects. These projects are thus large, averaging 260 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 just 6% of the total units (or 2,500 net units) in the pipeline. Residential zoning districts comprise 46% of the city area.

### Commercial Pipeline

Commercial development is concentrated in two general zoning districts. As with the residential pipeline, a large portion of commercial development would take place in the commercial districts. Around 45% of added square feet of commercial space are proposed in these districts.

As of this quarter, the most active district is the industrially zoned areas, comprising some 7.8 million square feet, or more than 50% of proposed commercial development. This reflects the large scale Bayview Waterfront Project for which a permit was recently filed.

While industrial areas have been the site of much development in recent years, the mixed use districts have until recently been the second-most active district with respect to proposed development. Mixed use districts are now the third most active commercial development areas, where one in five new commercial square feet is added.

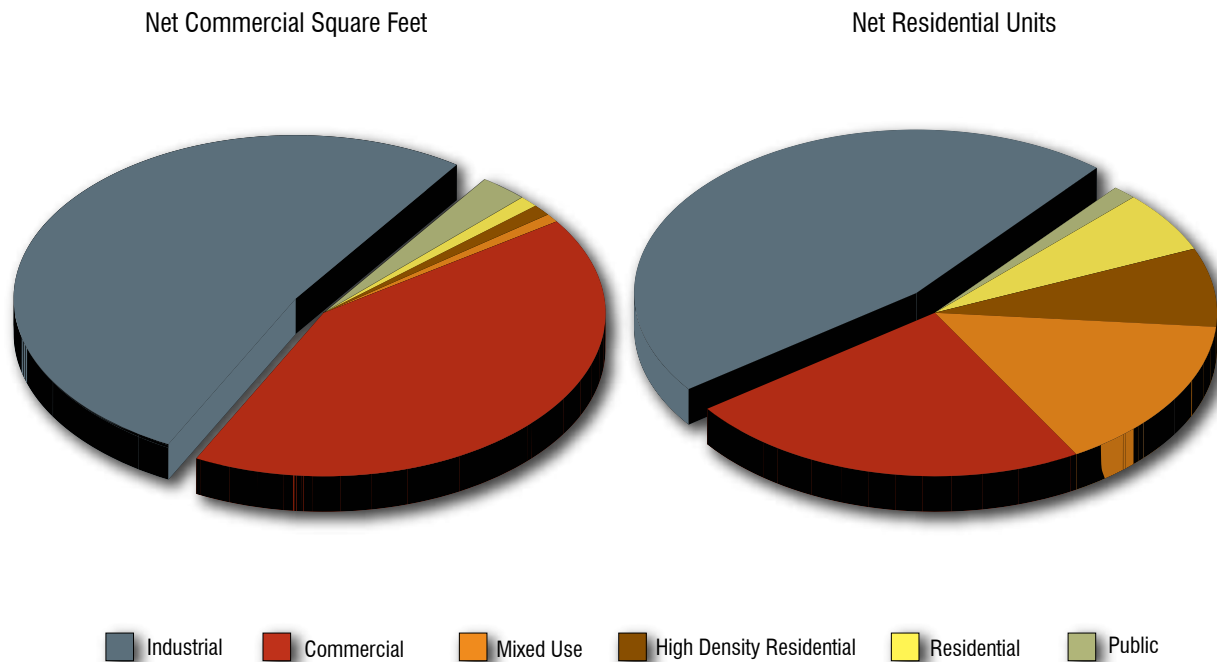
The three largest types land-use categories of commercial development for the city as a whole are office space (9.3 million sq. ft.), retail (3.0 million sq. ft.), and visitor-related (1.8 million sq. ft.) uses.

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



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

Generalized Zoning	Area, Pct	Projects	Net Units	Net Comm'l Sq. Ft.	CIENT	MEDNET	MIPSNET	PDRNET	RETNET	VISITNET
<b>Residential</b>	46.3%	620	2,480	148,000	219,000	7,000	-1,000	-42,000	51,000	-87,000
<b>High Density Residential</b>	0.2%	9	3,090	-170,000	0	0	-111,000	-71,000	12,000	0
<b>Mixed Use</b>	6.5%	225	6,170	130,000	75,000	38,000	-56,000	-246,000	257,000	46,000
<b>Commercial</b>	2.8%	89	9,400	6,228,000	54,000	0	3,781,000	-88,000	1,214,000	1,270,000
<b>Industrial</b>	11.6%	137	18,640	7,795,000	229,000	20,000	5,732,000	-262,000	1,468,000	608,000
<b>Public</b>	32.7%	7	600	402,000	386,000	12,000	0	0	4,000	0
<b>Grand Total</b>	100.0%	1,087	40,370	14,532,000	963,000	77,000	9,345,000	-708,000	3,006,000	1,836,000

**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).

The three most active areas for residential development include Bayview/Hunter's Point (the neighborhood of the Bayview Waterfront Project), Rincon Hill, and the Mid-Market area, and would account for more than half of all net additional units in the pipeline, suggesting the relative geographic concentration of new development. 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 93% of residential pipeline units, respectively, are in such large projects.

Around 25% of pipeline units in the "Rest of the City" are relatively small, in-fill projects of 19 units or less. Most of the units in this large area of the

city, however, are concentrated in medium-large projects with between 50 and 249 units each.

Table 5 and Figure 3 below show the residential pipeline by building size and pipeline status. There are nearly 40,000 net added 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:

- Four out of five of the units in the pipeline are in projects with 100 or more units.
- Of the 3,500 units with building permits approved, 2,600 units are in buildings of 100 units and above – or about 75%.
- Only 3% of the residential pipeline will be in buildings with nine units or less.
- Single family homes constitute less than 1% of the total units in the pipeline.

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

Neighborhood	Building Size							Grand Total
	Single Family	2-9	10-19	20-49	50-99	100-249	Above 250	
Balboa	0	0	0	31	0	175	0	206
Bayview	30	29	46	24	50	664	13,495	14,338
Central Waterfront	1	4	12	116	289	262	391	1,075
Downtown C-3	0	7	0	0	578	246	600	1,431
East SoMa	4	21	59	277	616	585	810	2,372
Glen Park	2	8	0	0	0	0	0	10
Hunters Point Shipyard	0	0	0	0	50	0	0	50
Japantown	3	5	0	28	0	231	0	267
Market & Octavia	4	27	39	213	180	871	491	1,825
Mid-Market	0	6	0	166	0	706	2,517	3,395
Mission	20	142	103	75	182	470	0	992
Mission Bay	0	0	0	0	64	433	587	1,084
Rincon Hill	0	0	0	0	70	113	3,734	3,917
Showplace Square & Potrero Hill	18	26	12	97	0	838	557	1,548
Transbay	0	5	19	0	151	416	420	1,011
Van Ness	1	11	27	122	164	354	250	929
Visitacion Valley	12	24	0	0	0	0	0	36
West SoMa	2	19	37	132	143	297	416	1,046
Yerba Buena	0	0	0	44	95	0	0	139
Rest of the City	299	516	387	746	1,297	1,581	0	4,826
<b>Grand Total</b>	<b>396</b>	<b>850</b>	<b>741</b>	<b>2,071</b>	<b>3,929</b>	<b>8,242</b>	<b>24,268</b>	<b>40,497</b>

Notes:

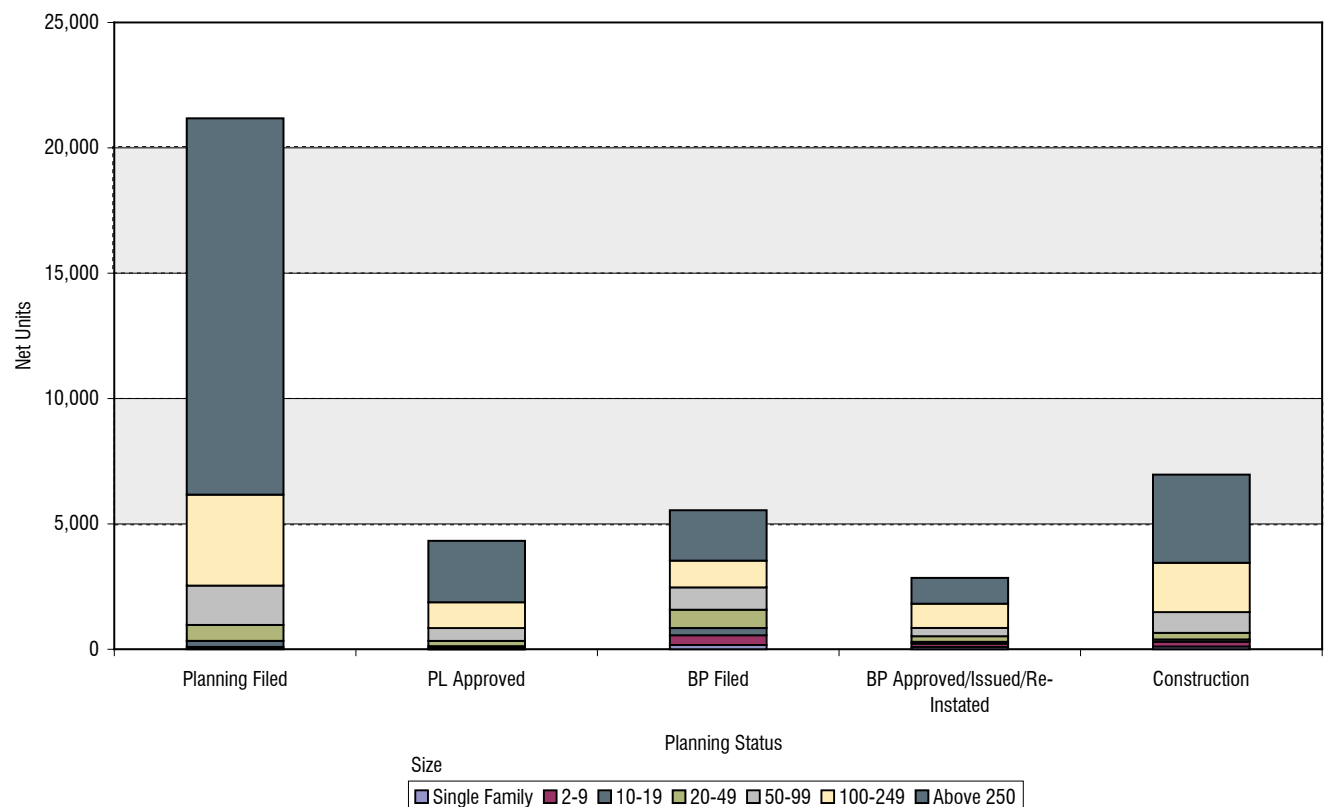
/1/ Housing units presented unrounded.

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

Planning Status	Building Size							Grand Total
	Single Family	2-9	10-19	20-49	50-99	100-249	Above 250	
Planning Filed	16	78	241	636	1,495	3,418	15,010	20,894
PL Approved	6	65	52	214	510	1,028	2,698	4,573
BP Filed	170	390	287	733	891	869	2,012	5,352
BP Approved/ Issued/Re-Instated	95	132	70	225	331	963	1,029	2,845
Construction	109	185	91	263	702	1,964	3,519	6,833
<b>Grand Total</b>	<b>396</b>	<b>850</b>	<b>741</b>	<b>2,071</b>	<b>3,929</b>	<b>8,242</b>	<b>24,268</b>	<b>40,497</b>

Notes:

/1/ Housing units presented unrounded.

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


## Conversion of Commercial Space to Residential Use<sup>3</sup>

There are 76 projects in the current pipeline database proposing demolition or conversion of existing PDR buildings to residential or other use.<sup>4</sup> The corresponding figure for the conversion of office space is 40 projects. These projects represent approximately 15% (or 6,100 units) and 5% (or 3,200 units), respectively, of the residential units in the pipeline.

Between 60% to 70% of projects proposed to replace office use are in mid- to high-rise residential structures 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.

## Conversion of PDR Space

- If the pipeline is developed as proposed, some 1.5 million sq. ft. of PDR space will be lost to conversion or demolition.<sup>5</sup> It would be replaced with residential units (6,100) and/or other commercial uses.
- Most of the PDR loss will be in East SoMa and Central Waterfront, both accounting for 244,000 sq. ft. PDR space loss each, and a third of the overall loss. Bayview follows closely, with a loss of 15% of the overall loss. These three neighborhoods account for a net loss of 770,000 sq. ft. from 28 projects that will bring in 2,600 net new housing units.

<sup>3</sup> Numbers represented here differ from those reported in Table 1. Table 1 represents the net change of all projects whereas numbers here are limited to projects representing conversions or demolitions resulting in a net loss of PDR space (Table 6) and office space (Table 7).

<sup>4</sup> 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.

<sup>5</sup> Table 6 shows only projects that include the conversion or loss of PDR space to residential use. Other, separate projects proposing to add PDR space and do not involve conversion or demolition of PDR space are not counted in this table. Table 1 shows a net loss of 700,000 sq. ft. as it is a tally of all projects that add, convert or demolish PDR space.

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

Neighborhood	PDR Net	Percent	Projects	Percent	Net Units	Percent
Balboa	-4,000	0.3%	1	1.3%	30	0.5%
Bayview	-230,000	15.3%	5	6.6%	600	9.8%
Central Waterfront	-244,000	16.2%	6	7.9%	710	11.6%
East SoMa	-244,000	16.2%	17	22.4%	1,280	20.9%
Market & Octavia	-91,000	6.0%	2	2.6%	50	0.8%
Mid-Market	-83,000	5.5%	3	3.9%	310	5.1%
Mission	-164,000	10.9%	11	14.5%	340	5.6%
Rincon Hill	-71,000	4.7%	2	2.6%	550	9.0%
Showplace Square & Potrero Hill	-189,000	12.5%	4	5.3%	1,090	17.8%
Transbay	-5,000	0.3%	3	3.9%	200	3.3%
Van Ness	-70,000	4.6%	5	6.6%	340	5.6%
West SoMa	-48,000	3.2%	6	7.9%	330	5.4%
Rest of the City	-65,000	4.3%	11	14.5%	310	5.1%
Grand Total	-1,508,000	100.0%	76	100.0%	6,120	100.0%

- In addition to residential uses, the net loss of PDR space will be replaced chiefly by the following land uses: retail (265,000 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.

### Conversion of Office Space

- Approximately 1.4 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 where most office space is located. Table 7 below shows that the Downtown C-3 districts will lose the most office space – around 450,000 sq. ft., or nearly a third of the total loss.
- A total of 3,200 units are proposed to be built replacing the lost office space. In addition to housing, 340,000 sq. ft. of retail are being proposed in the converted spaces.

These conversions of a number of individual office buildings notwithstanding, taken together with other commercial developments in the pipeline the result would still be a net addition of office space. As reported in Table 1, the net addition of office amounts to 9.5 million square feet

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

Neighborhood	Office Net	Percent	Projects	Percent	Net Units	Percent
Balboa	-6,000	0.4%	1	2.5%	30	0.9%
Bayview	-1,000	0.1%	1	2.5%	0	0.0%
Downtown C-3	-451,000	33.3%	5	12.5%	360	11.4%
East SoMa	-134,000	9.9%	3	7.5%	130	4.1%
Japantown	-8,000	0.6%	1	2.5%	30	0.9%
Market & Octavia	-21,000	1.6%	4	10.0%	450	14.2%
Mid-Market	-119,000	8.8%	2	5.0%	30	0.9%
Mission	-5,000	0.4%	1	2.5%	10	0.3%
Rincon Hill	-91,000	6.7%	2	5.0%	1,030	32.5%
Showplace Square & Potrero Hill	-47,000	3.5%	2	5.0%	140	4.4%
Transbay	-110,000	8.1%	1	2.5%	420	13.2%
Van Ness	-10,000	0.7%	2	5.0%	20	0.6%
West SoMa	-25,000	1.8%	2	5.0%	20	0.6%
Yerba Buena	-70,000	5.2%	1	2.5%	40	1.3%
Rest of the City	-255,000	18.8%	12	30.0%	470	14.8%
<b>Grand Total</b>	<b>-1,353,000</b>	<b>100.0%</b>	<b>40</b>	<b>100.0%</b>	<b>3,170</b>	<b>100.0%</b>

## Quarter 4 2007 Update

### Project Application Filings

Table 8 below shows that a total of 95 permit applications were filed in the fourth quarter of 2007. These permits also represent 35% of the number of projects in the pipeline filed in 2007. Projects with a residential component, if constructed as proposed, would deliver a net addition of 1,200 units or 7% of the total number of units in the residential pipeline filed in 2007, suggesting the relative small size of projects filed in the fourth quarter. Applications during the fourth quarter for projects with a commercial component are collectively representing an additional 770,000 sq. ft. of non-residential use. These filings represent 7% of the amount of net new commercial development in the pipeline filed in 2007.

The fourth quarter of 2007 was marked by a number of large project submissions. These include 105 Harrison St, a six-story mid-rise residential development in Rincon Hill with 259 residential units.

Other large residential development entering the entitlement process during the last quarter include: 168 Eddy St, a 170-unit affordable housing project with ground floor retail that would replace a vacant lot.

Also of note, and as evident in the numbers in this report, was the filing for environmental review for the Bayview Waterfront Project,<sup>6</sup> comprising 778 acres, including, among others, 650,000 sq. ft. of retail, 6.5 million sq. ft. of office/R&D space, 600,000 sq. ft. of hotel space and some 11,500 housing units.

### Projects Under Planning Review

New project applications under Planning Department review total 36, representing 1,100 units and 460,000 sq. ft. of commercial space. Half 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.

<sup>6</sup> Due to a technical error, the Bayview Waterfront Project was not recorded in the Q3 report. However, it is included now in the Q3 tally as reflected in the large numbers for Q3 in Table 8.

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

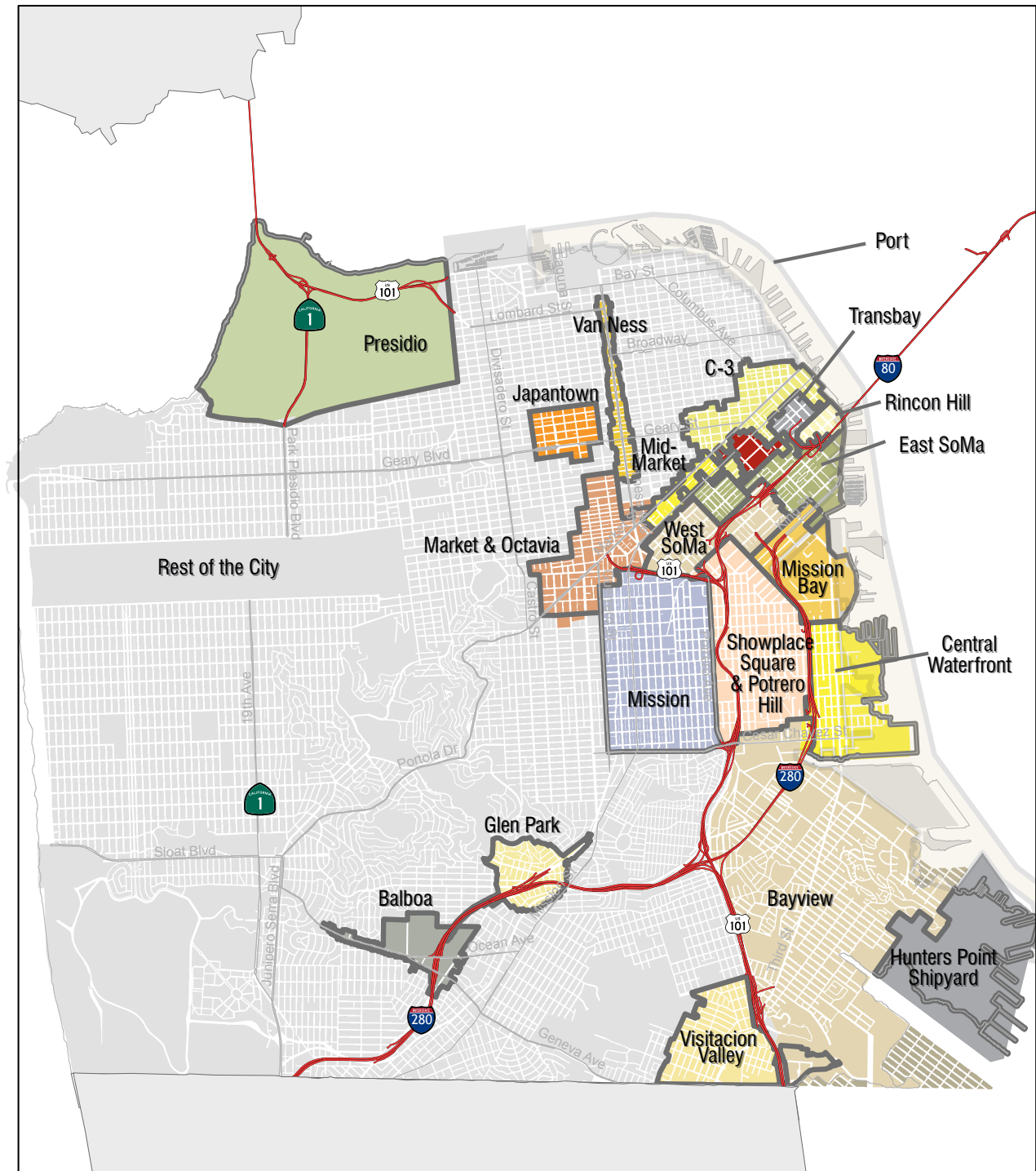
File Year	Quarter	Projects	Percent	Net Units	Percent	Net Comm'l Sq. Ft.	Percent
2007	1	61	22.7%	950	5.9%	-5,000	-0.1%
	2	72	26.8%	1,270	7.9%	1,022,000	10.3%
	3	41	15.2%	12,870	79.9%	8,029,000	81.3%
	4	95	35.3%	1,010	6.3%	833,000	8.4%
<b>Total</b>		269	100.0%	16,100	100.0%	9,879,000	100.0%

**TABLE 9: Projects Under Planning Review, by Case Type<sup>1</sup>**

Suffix	Projects	Percent	Net Units	Percent	Net Comm'l Sq. Ft.	Percent
<b>'Beauty Pageant'</b>	2	1.8%	0	0.0%	63,000	4.1%
<b>Conditional Use</b>	19	17.1%	420	12.0%	33,000	2.1%
<b>Discretionary Review</b>	2	1.8%	0	0.0%	0	0.0%
<b>Variance</b>	11	9.9%	410	11.7%	21,000	1.4%
<b>Exception to Downtown Controls</b>	2	1.8%	130	3.7%	-36,000	-2.3%
<b>Environmental/Historical Review</b>	47	42.3%	2,100	60.2%	1,064,000	68.8%
<b>Other Planning Review</b>	28	25.2%	430	12.3%	401,000	25.9%
<b>Total</b>	111	100.0%	3,490	100.0%	1,546,000	100.0%

<sup>1</sup> A single project may require both environmental clearance, a variance, and a conditional use permit. For the reporting in this table, however, each case was assigned just one review type to avoid duplicate accounting. Categories are listed in order of precedence. (If a project has both a Conditional Use review and 'Beauty Pageant' review, it will be listed in this table under 'Beauty Pageant', the category taking precedence of the two, only.)

**MAP 1: Neighborhoods Highlighted in the Pipeline Report**



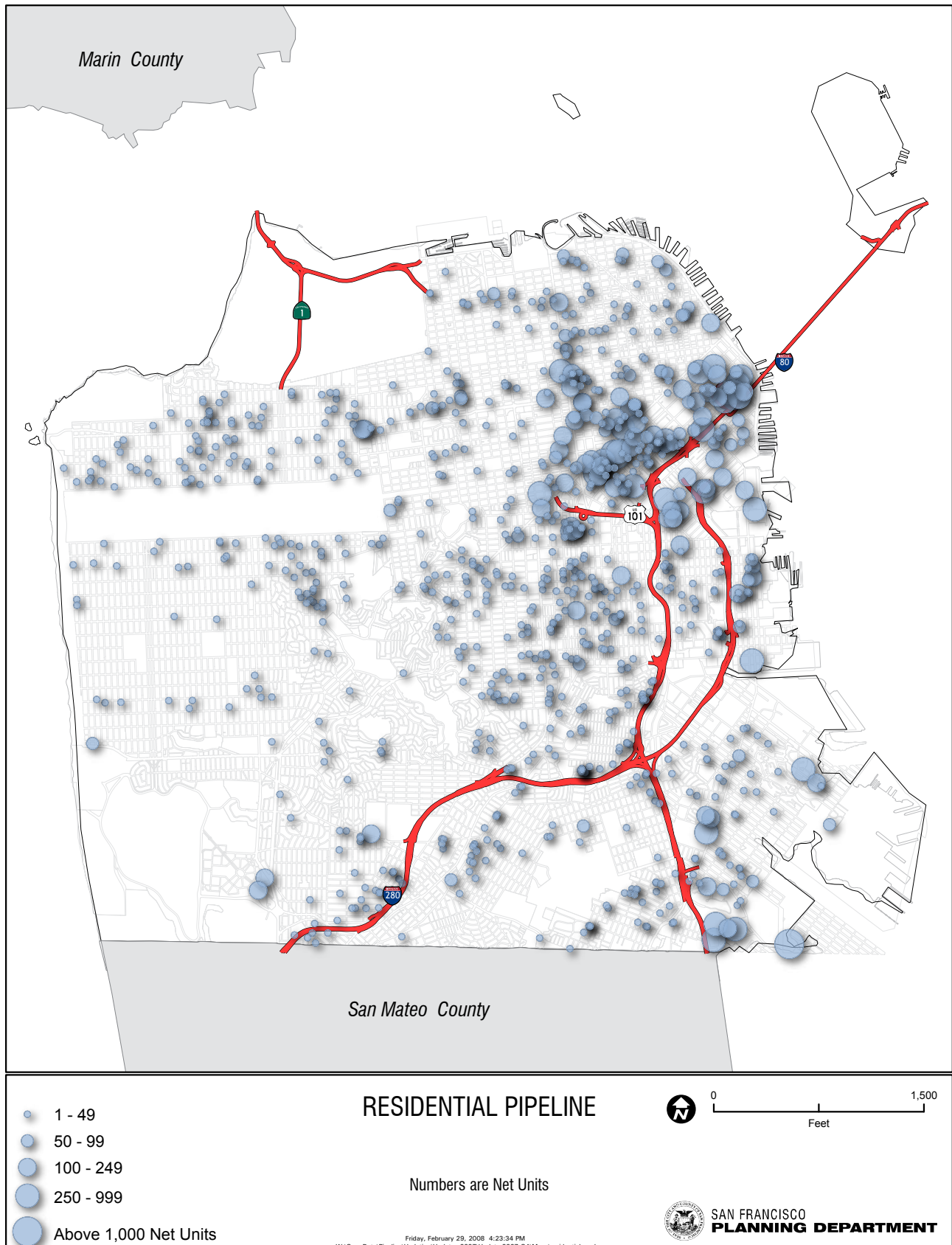
## NEIGHBORHOODS



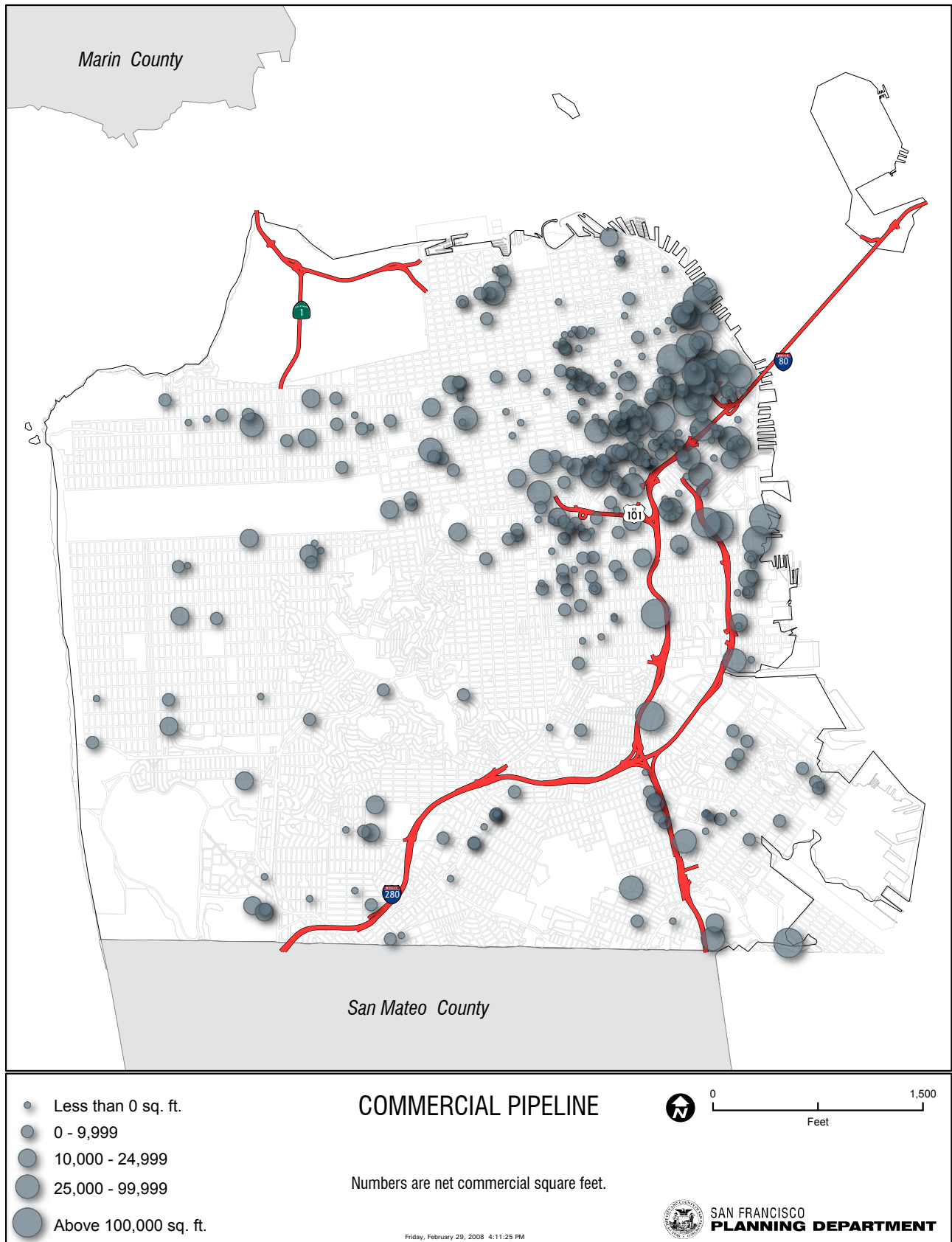
0 1 2 Miles



**MAP 2: Residential Pipeline**

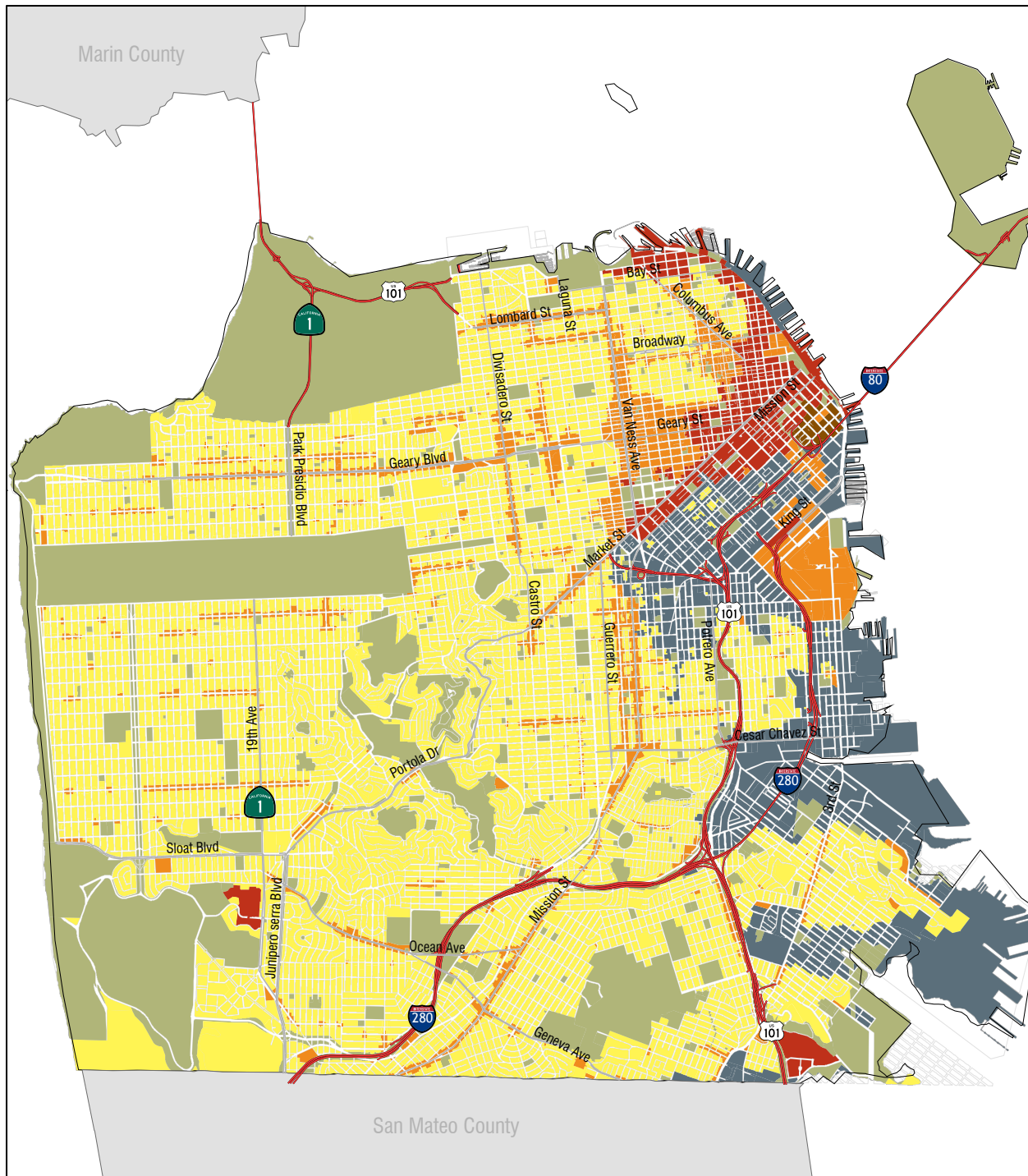


**MAP 3: Commercial Pipeline**





**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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 **SAN FRANCISCO  
PLANNING DEPARTMENT**

**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 4, 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>						
3702053	1169 MARKET ST	Mid-Market	13,540	1033	Mixres	11/9/2007
3745001	300 SPEAR ST	Rincon Hill	36,000	826	Mixres	12/28/2007
3765015	425 First Street	Rincon Hill	-75,816	722	Resident	1/4/2008
4991279	101 EXECUTIVE PARK BL	Bayview	14,000	450	Resident	12/28/2007
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 & Potrero	-31,290	224	Resident	12/5/2007
4991039	Jamestown Ave. PUD	Bayview	0	198	Resident	10/1/2007
8713001	555 MISSION ROCK ST	Mission Bay	0	192	Resident	1/7/2008
0814007	1 POLK ST	Market & Octavia	-5,330	179	Mixres	12/26/2007
3785133	673-683 BRANNAN ST, 16	West SoMa	-10,000	162	Resident	4/8/2005
4021001	601 ALABAMA ST	Mission	2,995	151	Mixres	1/2/2008
0716006	990 POLK ST	Rest of the City	-1,668	143	Mixres	12/28/2007
0742008	724-730 Van Ness Av/650	Van Ness	-13,291	134	Resident	1/7/2008
0854009	55 PAGE ST	Market & Octavia	6,170	127	Mixres	12/20/2007
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	1/8/2008
8707001	325 BERRY ST	Mission Bay	0	110	Resident	5/4/2007
3751153	766 HARRISON ST	East SoMa	-4,171	98	Resident	1/3/2008
0141011	150 BROADWAY	Rest of the City	6,000	87	Mixres	11/27/2007

Monday, March 10, 2008

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Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
0740011	650 EDDY ST	Rest of the City	0	83	Resident	12/21/2007
4228010	1300 Indiana St.	Central Waterfront	-9,800	81	Mixres	12/19/2007
0331004	141 MASON ST	Downtown C-3	-4,500	81	Resident	1/3/2008
3752091	831 FOLSOM ST	East SoMa	-10,312	69	Resident	12/17/2007
0739006	810 VAN NESS AV	Van Ness	4,500	52	Mixres	12/5/2007
3708056	1 ECKER ST	Downtown C-3	-238,920	51	Mixres	12/26/2007
0834022	77 VAN NESS AV	Market & Octavia	21,200	50	Mixres	1/3/2008
5306029	4601 3rd street	Bayview	4,999	50	Mixres	11/26/2007
6423236	1828 GENEVA AV	Rest of the City	0	47	Resident	12/27/2007
3775007	1 SOUTH PARK	East SoMa	-48,500	35	Mixres	12/17/2007
0345012A	168 HYDE ST	Rest of the City	-4,869	31	Resident	1/4/2008
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	12/18/2007
3732062	436 CLEMENTINA ST	East SoMa	-5,625	20	Resident	12/5/2007
4287016	1250 and 1260 Missouri	Bayview	0	16	Resident	12/12/2007
0669010	1158 SUTTER ST	Rest of the City	2,200	14	Mixres	1/3/2008
3731058	75 MOSS ST	East SoMa	0	14	Resident	12/18/2007
0176029	843 MONTGOMERY ST	Rest of the City	-19,149	13	Resident	8/1/2006
3590031	2235 MISSION ST	Mission	0	12	Resident	1/7/2008
7153013	310 DE LONG ST	Rest of the City	0	12	Resident	9/17/2007
3724066	888 Howard St	Downtown C-3	434,000	0	Visitor	12/18/2007
8721014	255 King St	Mission Bay	381,282	0	Mips	1/7/2008

Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
8702004	242 KING ST	Mission Bay	15,000	0	Mixres	12/27/2007
3708023	40 JESSIE ST	Downtown C-3	50,000		Cie	11/13/2007

### ***BP ISSUED***

8720001	435 CHINA BASIN ST	Mission Bay	0	319	Resident	4/3/2007
3701063	55 09TH ST	Mid-Market	2,622	260	Mixres	5/19/2005
1084004	3575 GEARY BL	Geary	0	150	Resident	11/14/2007
3799007	675 TOWNSEND ST	Showplace Square & Potrero	35,000	148	Mixres	7/23/2004
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
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
0816002	231 FRANKLIN ST	Market & Octavia	780	33	Mixres	11/1/2007
4106022	910 MINNESOTA ST	Central Waterfront	0	30	Resident	10/18/2007
5322045	4800 Third St.	Bayview	669	18	Mixres	10/2/2007
0196008	700 MONTGOMERY ST	Rest of the City	-22,655	12	Resident	11/30/2007
5981011	2574 SAN BRUNO AV	Rest of the City	16,600	0	Cie	11/13/2007
8709006	1500 OWENS ST	Mission Bay	160,600	0	Mips	5/24/2007
5598008	491 BAY SHORE BL	Bayview	150,265	0	Retailent	11/21/2007
3973002C	480 POTRERO AV	Mission	23,800		Cie	8/17/2004

Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
<b>BP APPROVED</b>						
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	1/16/2008
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
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
0041019	7 VANDEWATER ST	Rest of the City	-280	12	Mixres	10/28/2004
6190033	81 ERVINE ST	Visitation Valley	40,000	2	Resident	1/25/2008
0297005	524 POST ST	Downtown C-3	23,375		Retailent	5/6/2004
2607099	399 BUENA VISTA EAST A	Rest of the City	15,720		Cie	7/14/2005

**BP Filed**

3783001	801 BRANNAN ST	Showplace Square & Potrero	-115,000	557	Mixres	8/17/2005
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	355	Mixres	9/28/2005
3749059	45 LANSING ST	Rincon Hill	-14,000	305	Resident	8/31/2005
3911001	1 HENRY ADAMS ST	Showplace Square & Potrero	-2,055	212	Mixres	8/17/2005
3787026	655 04TH ST	East SoMa	-2,356	192	Mixres	1/13/2006
3735047	1 HAWTHORNE ST	Downtown C-3	-25,279	135	Mixres	9/8/2005
0667018A	1529 PINE ST	Van Ness	-8,176	113	Resident	3/19/2007
4991241	EXECUTIVE PARK (FUTURE	Bayview	0	110	Resident	8/29/2007
0691008	1285 SUTTER ST	Van Ness	-8,308	107	Mixres	12/6/2007

Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
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
0165022	717 BATTERY ST	Rest of the City	27,870	78	Mips	2/12/2003
3747012	325 FREMONT ST	Rincon Hill	0	70	Resident	7/20/2005
3788012	166 TOWNSEND ST	East SoMa	-73,625	66	Resident	8/29/2006
3736085	48 TEHAMA ST	Transbay	0	66	Resident	7/12/2006
6569004	3400 CESAR CHAVEZ ST	Mission	2,147	60	Mixres	11/1/2007
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
0287014	300 GRANT AV	Downtown C-3	0	56	Resident	12/22/2006
1228005	690 STANYAN ST	Rest of the City	10,800	56	Mixres	2/15/2006
3774025	250 BRANNAN ST	East SoMa	-127,396	51	Resident	1/30/2007
0056006	1789 MONTGOMERY ST	Rest of the City	0	51	Resident	10/27/2005
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
0596024	1946 POLK ST	Rest of the City	-9,245	43	Mixres	11/14/2007
0668012	1465 PINE ST	Rest of the City	0	35	Resident	3/16/2005
0619012	1860 VAN NESS AV	Van Ness	1,625	35	Mixres	2/21/2006
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
4224038	1000 MISSISSIPPI ST	Showplace Square & Potrero	0	28	Resident	5/1/2007



Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
3542009	2140 MARKET ST	Market & Octavia	2,624	28	Mixres	11/17/2004
3730023	1174 FOLSOM ST	West SoMa	-5,200	26	Mixres	7/28/2004
0599008	1840 WASHINGTON ST	Van Ness	-7,000	26	Resident	4/14/2006
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
3752019	870 HARRISON ST	West SoMa	-6,120	22	Mixres	7/14/2006
3591024	793 SOUTH VAN NESS AV	Mission	5,829	22	Resident	2/10/2006
5817006	300 ALEMANY BL	Rest of the City	0	22	Resident	7/7/2006
1101022	2139 O'FARRELL	Rest of the City	-14,712	21	Resident	10/30/2007
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
3776092	246 RITCH ST	East SoMa	-4,130	19	Resident	1/5/2007
3548039	1801 MISSION ST	Mission	2,600	18	Mixres	7/17/2006
7088056	320 RANDOLPH ST	Rest of the City	-10,428	18	Mixres	8/29/2006
5868007	55 TRUMBULL ST	Rest of the City	0	18	Resident	12/13/2006
3588012	3500 19TH ST	Mission	2,950	17	Mixres	5/1/2006
0666006	1522 BUSH ST	Van Ness	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
1084001B	1 Stanyan Street	Geary	-1,807	13	Mixres	12/14/2007
3557063	208 DOLORES ST	Market & Octavia	0	13	Resident	11/18/2003
6520036	3135 24TH ST	Mission	-13,640	12	Mixres	11/13/2007



Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
3732068	456 CLEMENTINA ST	East SoMa	0	12	Resident	7/11/2005
0512019	2395 LOMBARD ST	Rest of the City	-1,890	12	Resident	3/15/2006
3987010	140 PENNSYLVANIA AV	Showplace Square & Potrero	0	12	Resident	8/4/2004
1028028	2829 CALIFORNIA ST	Rest of the City	112	12	Mixres	10/31/2007
0512041	2395 Lombard Street	Rest of the City	5,816	12	Resident	3/15/2006
6356066	209 HAHN ST	Rest of the City	0	12	Resident	6/16/2005
0667017	1533 PINE ST	Van Ness	-5,646	12	Mixres	3/19/2007
5260001	4101 03RD ST	Bayview	0	12	Resident	5/15/2003
4352007	1301 CESAR CHAVEZ ST	Central Waterfront	81,979	0	Mips	10/15/2007
3735063	222 02ND ST	Downtown C-3	400,000	0	Mips	11/30/2007
1535016	495 09TH AV	Geary	17,000	0	Cie	12/3/2003
3940001	201 16TH ST	Mission Bay	446,600	0	Mips	11/13/2007
3717019	120 HOWARD ST	Downtown C-3	67,000	0	Mips	11/17/2006
7380038	655 BROTHERHOOD WY	Rest of the City	15,000	0	Cie	12/20/2007
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
0312010	1 KEARNY ST	Downtown C-3	27,420	0	Mixres	7/13/2006
8709004	1600 OWENS ST	Mission Bay	245,000	0	Mips	11/9/2007
1098009	1401 DIVISADERO ST	Geary	57,000	-21	Mips	12/21/2006
0269026	350 BUSH ST	Downtown C-3	347,300		Mips	8/7/2007

### ***PL APPROVED***

3746001	201 Folsom St (390 MainSt	Rincon Hill	0	806	Resident	11/18/2003
3507039	1401 MARKET ST	Mid-Market	525,500	719	Mixres	7/20/2006
0857001	55 Laguna Street	Market & Octavia	28,090	491	Mixres	1/17/2008
3747001E	399 FREMONT ST	Rincon Hill	-2,256	432	Mixres	8/4/2006

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Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
0647007	1634 PINE ST	Van Ness	448	250	Mixres	4/3/2007
3508052	1340 & 1390 MISSION ST	Mid-Market	-19,200	237	Mixres	6/10/2004
3547002A	1880 MISSION ST	Mission	-63,512	194	Resident	10/6/2005
0716007	990 Polk Street	Rest of the City	-1,668	160	Resident	11/22/2004
4106001A	900 MINNESOTA ST	Central Waterfront	-129,260	160	Mixres	1/5/2006
1083002	3575 GEARY BL	Geary	4,200	150	Mixres	4/6/2006
7331003	800 Brotherhood Way	Rest of the City	0	127	Resident	5/19/2005
3722082	125 03rd st.	Yerba Buena	430,000	95	Mixres	4/6/2004
1073013	800 PRESIDIO AV	Rest of the City	10,180	83	Mixres	1/25/2008
0331003	125 MASON ST	Downtown C-3	0	81	Resident	10/30/2006
0283004A	620 SUTTER ST	Downtown C-3	-46,435	78	Mixres	1/23/2006
0619009	1800 Van Ness Ave.	Van Ness	7,383	62	Mixres	4/4/2005
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
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
4224015	1004 MISSISSIPPI ST	Showplace Square & Potrero	0	28	Resident	11/15/2007
0522002A	2601 VAN NESS AV	Van Ness	0	27	Resident	12/2/2003
0682010	2000 POST ST	Rest of the City	0	24	Resident	1/5/2005
2623006	376 CASTRO ST	Rest of the City	1,900	24	Mixres	2/6/2006
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
1028003	2829 California Street	Rest of the City	373	12	Mixres	1/17/2008
2062031	1801 NORIEGA ST	Rest of the City	6,400	11	Mixres	6/3/2005

Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
3533024	85 BROSAN ST (AKA 480	Market & Octavia	0	11	Resident	3/14/2006
3721068	535 MISSION ST	Transbay	296,430	0	Mips	8/2/2007
3794024	144 KING ST	East SoMa	43,845		Visitor	10/17/2005
1731001	1201 19TH AV	Rest of the City	10,538		Cie	2/6/2003
1764031	1348 10TH AV	Rest of the City	11,900		Cie	2/11/2005
3777047	695 BRYANT ST	West SoMa	25,600		Cie	4/14/2005

### ***PL Filed***

4886008	Bayview Waterfront Project	Bayview	7,996,866	11379	Mixres	12/3/2007
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
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
4355006	3240 Third Street	Central Waterfront	-32,969	391	Mixres	4/20/2006
3732009	900 FOLSOM ST	East SoMa	6,340	300	Mixres	7/6/2007
3766009	105 HARRISON ST	Rincon Hill	0	259	Resident	10/29/2007
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
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
0331010	168 EDDY ST	Rest of the City	15,000	170	Mixres	11/20/2007
3510001	1415 MISSION ST	Mid-Market	300	156	Mixres	11/2/2006
3725015	938 HOWARD ST	East SoMa	-18,956	154	Mixres	3/27/2006

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Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
3955002	1740 17th Street	Showplace Square & Potrero	24,208	154	Mixres	8/31/2004
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
4646020	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
3703079	1036-1040 MISSION ST	Mid-Market	6,000	106	Mixres	12/21/2007
3912001	1-25 Division Street	Showplace Square & Potrero	-35,453	100	Mixres	1/26/2006
3749064	FOLSOM AND ESSEX	Transbay	0	100	Resident	6/8/2007
0059003	1620 MONTGOMERY ST	Rest of the City	-39,796	95	Resident	1/27/2005
3740027	SPEAR STREET	Transbay	0	85	Resident	6/8/2007
3784085	570 TOWNSEND ST	West SoMa	-17,729	85	Mixres	8/16/2007
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
0165006	717 BATTERY ST	Rest of the City	20,519	78	Mixres	6/15/2007
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

Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
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
3639004A	2660 HARRISON ST	Mission	-11,423	62	Resident	9/16/2004
3994001B	2065 03RD ST	Central Waterfront	-4,725	62	Mixres	6/7/2006
6969001	5050 MISSION ST	Rest of the City	-300	61	Mixres	9/29/2006
3543011	2175 MARKET ST	Market & Octavia	5,813	60	Mixres	8/31/2006
3725101	474 NATOMA STREET	Downtown C-3	0	58	Resident	12/5/2007
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
4591A010	SHIPYARD PARCEL 54	Hunters Point Shipyard	0	50	Resident	6/8/2007
0595013	1645-1661 PACIFIC AV	Van Ness	-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 & Potrero	-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	Van Ness	0	34	Resident	9/15/2005
3794014	111 TOWNSEND ST	East SoMa	-13,136	34	Mixres	12/14/2004
2636025	Crestmont Drive	Rest of the City	0	34	Resident	3/25/2004
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

Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
0620006	1601 LARKIN ST	Rest of the City	-19,050	28	Resident	8/25/2004
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
3752023	397 05TH ST	West SoMa	5,000	24	Mixres	9/24/2007
4711118	HUDSON AVENUE (NW CO	Bayview	0	24	Resident	6/6/2007
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
3721019	562 HOWARD ST	Transbay	0	19	Mixres	10/3/2007
3729081	209 09TH ST (aka 207 9th	West SoMa	-11,600	19	Resident	10/13/2005
0194009	740 WASHINGTON ST	Rest of the City	-9,050	18	Mixres	2/28/2007
3596113	899 VALENCIA ST	Mission	4,705	18	Mixres	8/11/2005
1018012	3657 SACRAMENTO ST	Rest of the City	0	18	Resident	11/20/2007
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
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
3617008	1050 VALENCIA ST	Mission	400	16	Mixres	12/20/2007
0668013	1461 PINE ST	Rest of the City	-5,416	15	Mixres	9/2/2004
0839029	261 OCTAVIA ST	Market & Octavia	0	15	Resident	8/9/2006
4108003C	1025 TENNESSEE ST	Central Waterfront	-6,550	12	Mixres	9/9/2004
5869014	4199 MISSION ST	Rest of the City	600	12	Mixres	5/16/2007
0173001	600 BATTERY ST	Rest of the City	92,400	0	Mips	10/17/2007
3704071	949 Market Street	Mid-Market	142,263	0	Retailent	11/16/2005

Block Lot	Address	Planning Neighborhood	GSF (Net Comm'l)	Net Units	Land Use	Bestdate
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
0004002	160 JEFFERSON ST	Port	17,000		Retailent	2/25/2003
0347013	399 GOLDEN GATE AV	Rest of the City	53,000		Retailent	12/28/2006
3788039	345 BRANNAN ST	East SoMa	53,030		Mips	4/16/2007
3785003	690 05TH ST	West SoMa	32,500		Visitor	1/24/2006
2463A014	2233 VICENTE ST	Rest of the City	13,469		Retailent	4/14/2005
2018003	2400 NORIEGA ST	Rest of the City	12,366		Cie	9/6/2007
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
0828012	735 Fell Street	Rest of the City	16,000		Cie	7/3/2007
0238002	300 CALIFORNIA ST	Downtown C-3	61,600		Mips	12/19/2007
0138001	802 DAVIS ST	Port	245,400		Visitor	10/22/2003
3727004	150 07TH ST	West SoMa	10,808		Retailent	4/2/2007
5431A015	320-350 PAUL AV	Bayview	33,489		Pdr	9/27/2007
0236017	100 CALIFORNIA ST	Downtown C-3	68,775		Mips	12/6/2006
4154001	1001 POTRERO AV	Showplace Square & Potrero	419,070		Cie	6/20/2007





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## Acknowledgements

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