

**2007** QUARTER 1



# San Francisco PIPELINE REPORT

San Francisco Planning Department  
September 2007





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## The Pipeline Report: Quarter 1 / March 31, 2007

### 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 from 2002 (the last five years), projects approved in the last four years, and projects that started construction in or after 2004. 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.

### 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 March 31, 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:

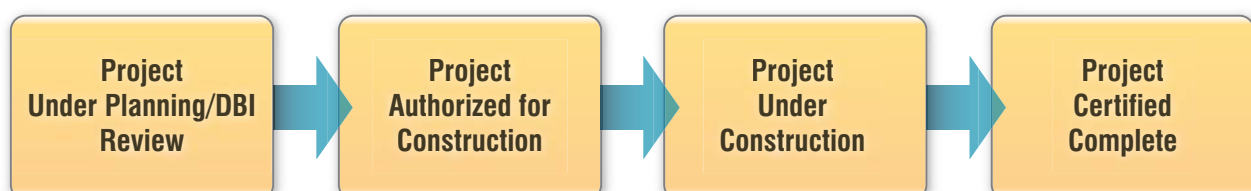
- A listing of major residential and commercial development pipeline projects.
- Maps showing the spatial distribution of residential and commercial projects in PDF format.
- A geocoded ArcGIS shapefile of the above listing.

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)



*Q1 2007 Pipeline at a Glance*

- There are currently 1,157 projects in the pipeline, down by about 5% from the same quarter in 2006. This number, however, is up 20% from Q1 2004, and down 18% from the peak in early 2005.
- These projects, if completed, would add some 30,000 net new housing units to the city's housing stock. This is a slight increase (2%) from last year's figure for the same period.
- The pipeline would also add a net of 6M commercial square footage – up 28% from Q1 2006. Within this total, retail and office space would see net gains of 2.9M and 2.4M sq. ft., respectively. There is a projected net loss of some 1.5M 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 fourth of the projects (with approximately 5,000 units) are in the construction phase, while just over 28% have received building permits approvals or land use entitlements. Just under half of all projects (48%, including some 16,260 units) are still at the early stages of development, with permit applications filed with the Planning Department or the Department of Building Inspection.
- Almost 3,800 new units are under construction or are proposed to be built in Rincon Hill. Mid-Market and Bayview/Hunter's Point would account for 3,470 and 3,040 new units respectively.

<sup>1</sup> 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 1,157 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 66%), just under a quarter are mixed-use projects with both residential and commercial components (277 projects or 23.9%). Only a small percentage (10%) is exclusively commercial development.

Currently in the pipeline, there is a net total of 30,002 new housing units that would be added to the city's housing stock. This is up 2% from the same time last year. About 2,000 of these units are sponsored by the San Francisco Redevelopment Agency. Pipeline projects also propose a net addition of nearly 6 million sq. ft. of commercial development.

**Project Status**

Table 1 below shows the following:

- Some 23% of all projects, representing almost 5,000 net housing units and just under 750,000 sq ft of commercial space, are under construction. In addition, about 19% of the projects (with 3,000 net units) have received building permit approvals and may have already started construction. Completions of these projects (with a total of almost 8,000 new units) are expected in the next six to 24 months.
- About 36% of all projects (including almost 6,000 net new units and a net loss of over 438,000 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 Commercial Gross Square Footage						
			Net Total Gross Sq. Ft.	CIE	Medical	Office	PDR	Retail	Visitor
<b>Filed With Planning</b>	142	9,305	3,910,595	208,551	50,000	2,023,112	-616,610	1,369,440	842,102
<b>Approved by Planning</b>	110	5,736	1,610,382	124,899	0	1,262,226	-324,544	604,979	-65,069
<b>Filed with Dept of Building Inspection</b>	415	6,952	-438,562	37,597	29,470	-465,557	-477,233	171,920	259,010
<b>Building Permit Approved/Issued/Re-Instated</b>	218	3,031	121,071	78,600	0	-142,562	-164,139	267,957	69,560
<b>Under Construction</b>	272	4,978	749,841	118,322	17,438	301,259	-177,313	50,339	433,000
<b>Total</b>	<b>1,157</b>	<b>30,002</b>	<b>5,953,327</b>	<b>567,969</b>	<b>96,908</b>	<b>2,978,478</b>	<b>-1,759,838</b>	<b>2,464,635</b>	<b>1,538,603</b>

- Ten percent of the pipeline projects have received Planning Department approvals. If and when constructed, these projects would add over 5,700 new units to the city's housing stock and over 1.96 million sq. ft. of commercial space.
- Over 140 projects in the pipeline (12%) are under Planning Department review. Collectively, these projects represent over 9,300 net new units and over 3.9M sq. ft. in non-residential uses.

### Amount and Type of Net New Commercial Space

Projects in the current pipeline also propose a net addition of 6 million sq. ft. of commercial development that would result in the following land use inventory changes:

- 3.0 million sq. ft. of additional office space
- 2.4 million sq. ft. of additional retail space
- 1.5 million sq. ft. of additional visitor-serving space (includes hotels)
- 0.7 million sq. ft. of additional cultural, institutional, educational (CIE) and medical space

- A net loss of 1.75 million sq. ft. of production, distribution, and repair space, a large portion of which would go to housing use.

The net addition of almost 3 million sq. ft. of office space represents nearly a third of the total net change in proposed commercial development. Retail and visitor-related square footage follow with about 26% and 17%.

### 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 a third of all net additional units in the pipeline.

Rincon Hill would see a net addition of almost 3,800 units. The Mission, Bayview and Geary would add about 5,090 new units and a net addition of 279,731 sq. ft. of commercial space.

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 over 4,400 net new units (or just under 15% of all residential pipeline units).

More than 75% of commercial growth in the pipeline would take place in the downtown districts (C-3), Mission Bay, and the Port.

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

Neighborhood	Total No. of Projects	No. of Housing Units	Net Commercial Sq. Ft.
Balboa	3	207	-4,385
Bayview	81	2993	70,346
Downtown C-3	31	1,776	2,698,101
Central Waterfront	17	1,081	-218,779
Eastern SoMa	43	2,083	-309,625
Geary	49	668	109,182
Hunters Point Shipyard	1	50	0
Market & Octavia	44	2,336	121,856
Mid-Market	20	3,471	577,030
Mission	81	1,429	-149,798
Mission Bay	11	1,052	1,217,382
Port	4	0	963,648
Rincon Hill	12	3,794	-143,817
Showplace Square & Potrero Hill	48	2,139	-43,059
Transbay	11	890	878,794
Van Ness	16	623	-51,212
Visitacion Valley	22	34	39,041
Western SoMa	31	827	25,996
Yerba Buena	2	139	360,000
Rest of the City	630	4,410	-84,860
<b>Total</b>	<b>1,157</b>	<b>30,002</b>	<b>5,953,327</b>

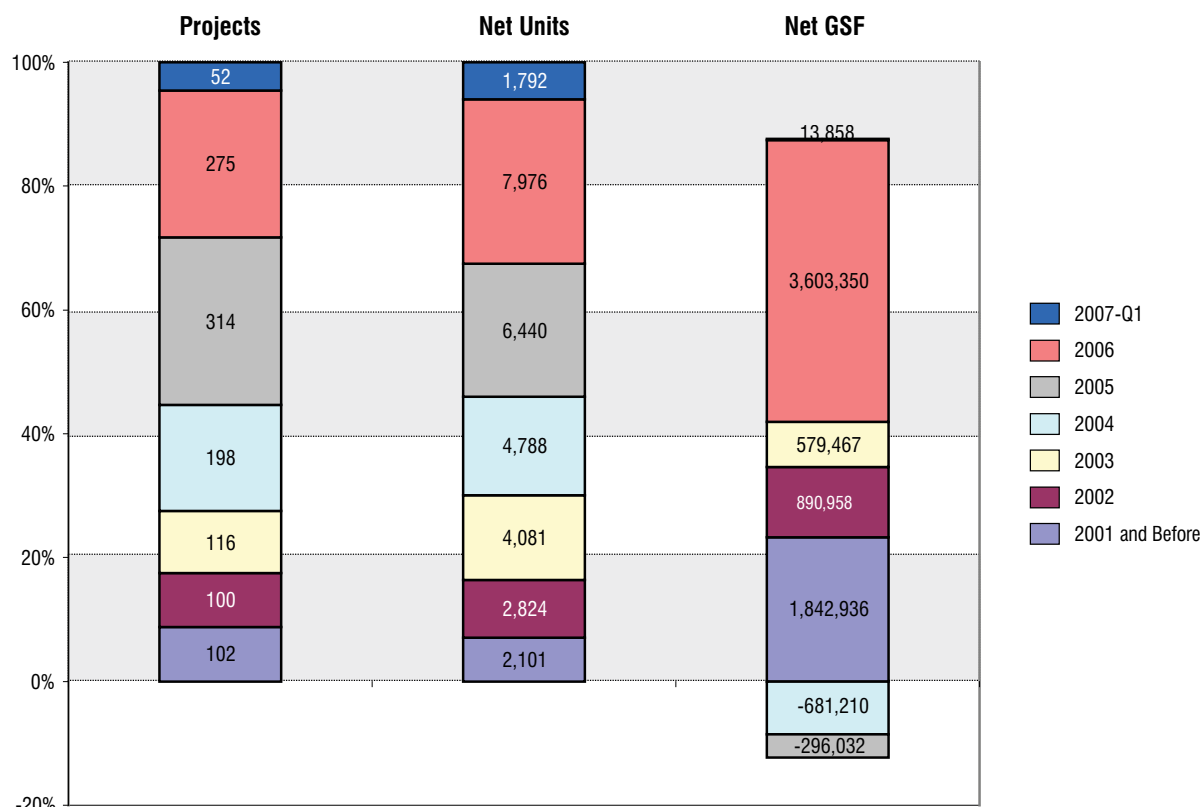
### Projects by Year of First Filing

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; 27% of units in the pipeline have permit applications filed in 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

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 8,500 units or over 28% of all units in the pipeline.

About one of every four project 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 7,644 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 1.5M 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, one in five net new units are proposed in mixed-use districts. About 7,300 new units will go in mixed-use districts, mainly in neighborhood commercial districts. These districts carry the third largest amount of added units.

Up to 10% of all units in the pipeline are in the

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.

Downtown Transit-Residential districts of Rincon Hill and Transbay. These projects are large, averaging 240 units per project. These neighborhoods account for only 0.2% and 1% of the city's land area, respectively.

Residential projects in the Residential (R) districts tend to be small sized, in-fill developments, accounting for some 59% of proposed projects but less than 10% of the total units (or 2,954 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 three out of four 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.

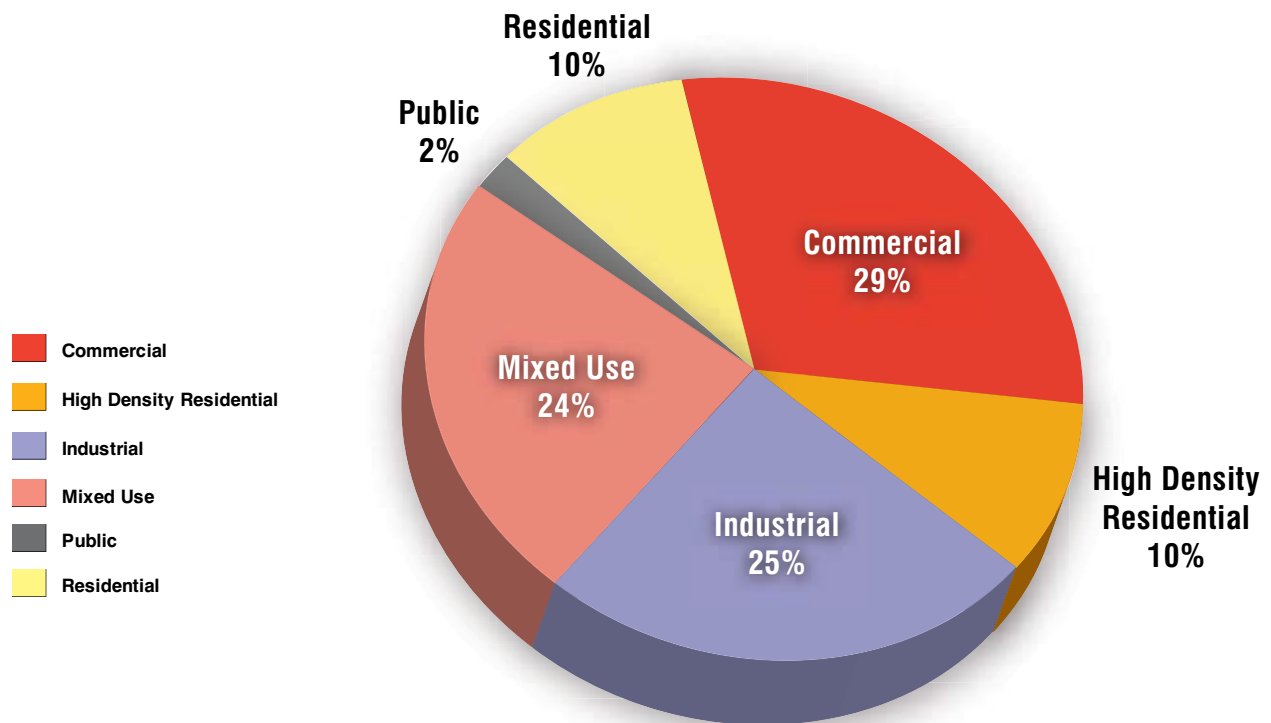
The three largest types land-use categories of commercial development for the city as a whole are office space (3M sq. ft.), retail (2.4M sq. ft.), and visitor-related (1.5M sq. ft.).

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

Category	Percent of City Area	Number of Projects	Number of Units	Net Commercial Square Footage						
				Net Total Sq. Ft	CIE	Medical	Office	PDR	Retail	Visitor
<b>Commercial</b>	2.80%	84	8,478	4,582,316	49,722	0	1,867,739	-108,512	1,139,647	1,528,925
<b>High Density Residential</b>	0.20%	13	3,119	-179,817	0	0	-118,716	-74,356	13,255	0
<b>Industrial</b>	11.60%	141	7,644	163,479	236,980	20,000	201,362	-1,325,715	935,927	49,500
<b>Mixed Use</b>	6.50%	231	7,301	1,276,912	46,272	40,375	1,034,539	-213,868	303,251	47,476
<b>Public</b>	32.70%	6	506	-15,225	-30,725	12,000	0	0	3,500	0
<b>Residential</b>	46.30%	682	2,954	228,177	265,720	24,533	-6,446	-37,387	69,055	-87,298
<b>Total</b>	<b>100.00%</b>	<b>1,157</b>	<b>30,002</b>	<b>5,953,327</b>	<b>567,969</b>	<b>96,908</b>	<b>2,978,478</b>	<b>-1,759,838</b>	<b>2,464,635</b>	<b>1,538,603</b>

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

Net New Units, By Generalized 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 (98%) of proposed units in Rincon Hill are in projects with 250 units or more. In Mid-Market and Bayview, about 72% and 70% of residential pipeline units, respectively, are in such large projects.

Just over 45% of pipeline units in the "Rest of the City" are small, in-fill projects of 49 units or less.

Table 5 and Figure 3 below show the residential pipeline by building size and pipeline status. There are over 30,000 units in the pipeline. About 27% are under construction or have building permits approved/issued or reinstated.

The residential pipeline also shows that:

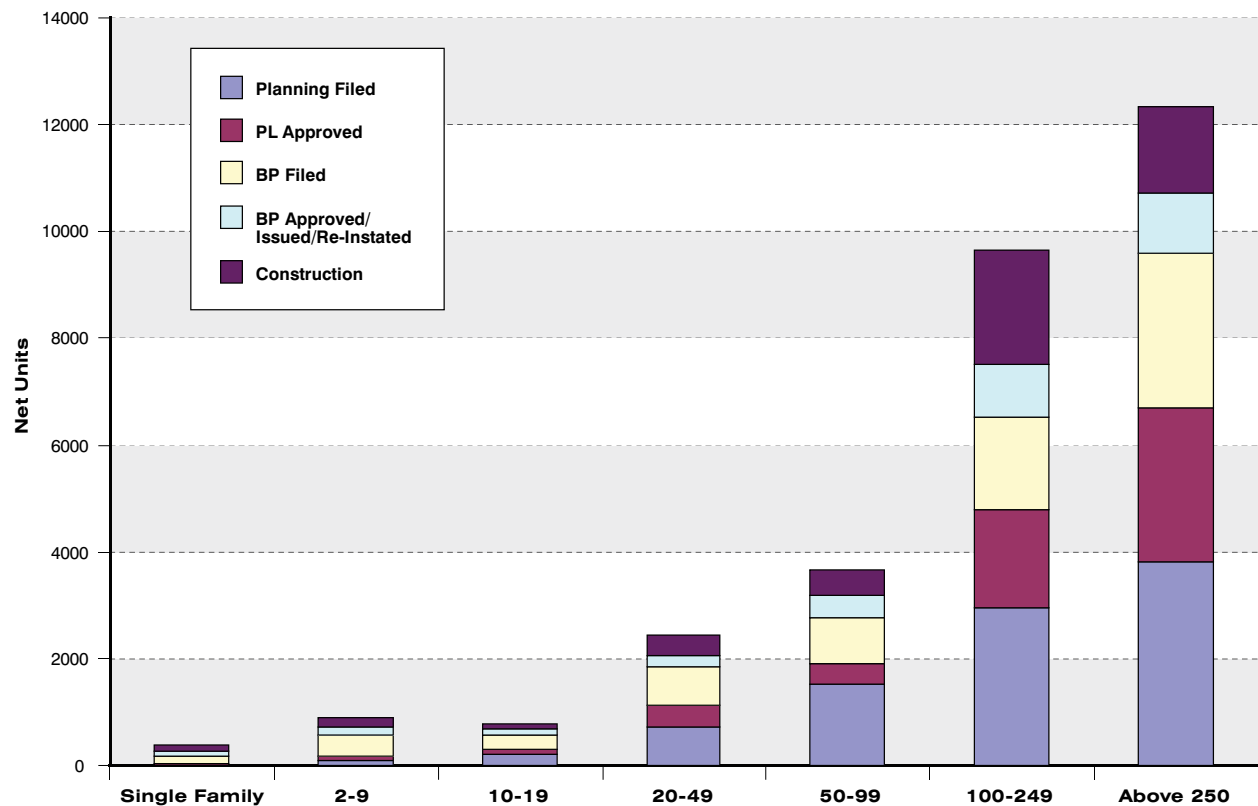
- More than 70% of the units in the pipeline are projects with 100 or more units.
- Of the 8,800 units with permits approved/issued by Planning Dept. and DBI, 6,800 units are in buildings of 100 units and above – or about 78%.
- Only 4% of the residential pipeline will be in buildings with nine units 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	Above 250 Units	Total	% of Total
Balboa	1	0	0	31	0	175	0	207	0.70%
Bayview	34	43	61	80	125	550	2,104	2,993	10.00%
Downtown C-3	0	10	0	48	580	544	600	1,776	5.90%
Central Waterfront	1	10	12	116	289	262	391	1,081	3.60%
Eastern SoMa	4	27	59	277	542	664	510	2,083	6.90%
Geary	15	55	31	59	0	531	0	668	2.20%
Hunters Point Shipyard	0	0	0	0	50	0	0	50	0.20%
Market & Octavia	6	19	39	266	110	1,407	491	2,336	7.80%
Mid-Market	0	6	16	141	60	736	2,517	3,471	11.60%
Mission	16	132	87	151	182	871	0	1,429	4.80%
Mission Bay	0	0	0	0	64	669	319	1,052	3.50%
Port	0	0	0	0	0	0	0	0	0.00%
Rincon Hill	0	0	18	0	51	0	3,725	3,794	12.60%
Showplace Square & Potrero Hill	17	33	12	69	0	1,003	1,007	2,139	7.10%
Transbay	0	14	0	0	224	379	273	890	3.00%
Van Ness	0	5	15	122	114	367	0	623	2.10%
Visitacion Valley	14	21	0	0	0	0	0	34	0.10%
Western SoMa	3	21	37	174	58	534	0	827	2.80%
Yerba Buena	0	0	0	44	95	0	0	139	0.50%
Rest of the City	271	485	382	866	1,118	967	400	4,410	14.70%
<b>Total</b>	<b>382</b>	<b>881</b>	<b>769</b>	<b>2,444</b>	<b>3,662</b>	<b>9,659</b>	<b>12,337</b>	<b>30,002</b>	<b>100.00%</b>

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

	Single-Family	2-9 Units	10-19 Units	20-49 Units	50-99 Units	100-249 Units	250 or more Units	Total UNITS
<b>Filed with Planning</b>	9	94	213	728	1,513	2,946	3,807	9,310
<b>Approved by Planning</b>	11	88	83	394	406	1,856	2,907	5,745
<b>Filed with Dept of Building Inspection</b>	172	380	268	725	860	1,717	2,882	7,004
<b>Building Permit Approved/Issued/Re-Instated</b>	77	143	118	197	406	984	1,125	3,050
<b>Under Construction</b>	113	176	87	400	477	2,156	1,616	5,025
<b>Total</b>	<b>382</b>	<b>881</b>	<b>769</b>	<b>2,444</b>	<b>3,662</b>	<b>9,659</b>	<b>12,337</b>	<b>30,134</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 (6,300 units) are proposed to be built on existing PDR use and another 12% (3,600 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, Eastern 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 63% of the PDR conversion projects and about 24% 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 1.7M sq. ft. of PDR space will be lost to conversion or demolition. It would be replaced with residential units (6,322) and/or other commercial uses.
- Most of the PDR loss will be in the Mission (20%); the Central Waterfront and Bayview/Hunter's Point follow closely with losses of 18% and 14%, respectively. These neighborhoods account for a net loss of 712,000 sq. ft. from 25 projects that will bring in nearly 1,800 net new housing units.
- In addition to residential uses, the net loss of

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	
	GSF	Percent	Count	Percent	Count	Percent
Balboa	-3,700	0.20%	1	1.30%	31	0.50%
Bayview	-232,292	13.50%	6	7.50%	582	9.20%
Central Waterfront	-315,375	18.30%	6	7.50%	714	11.30%
Eastern SoMa	-252,506	14.70%	18	22.50%	1,287	20.40%
Geary	-5,850	0.30%	1	1.30%	8	0.10%
Market & Octavia	-90,911	5.30%	2	2.50%	46	0.70%
Mid-Market	-82,550	4.80%	3	3.80%	309	4.90%
Mission	-334,620	19.50%	13	16.30%	577	9.10%
Rincon Hill	-35,256	2.10%	1	1.30%	432	6.80%
Showplace Square & Potrero Hill	-197,848	11.50%	5	6.30%	1,093	17.30%
Transbay	-25,962	1.50%	3	3.80%	254	4.00%
Van Ness	-28,491	1.70%	3	3.80%	273	4.30%
Visitacion Valley	-675	0.00%	1	1.30%	1	0.00%
Western SoMa	-55,345	3.20%	8	10.00%	426	6.70%
Rest of the City	-57,309	3.30%	9	11.30%	289	4.60%
<b>Total</b>	<b>-1,718,690</b>	<b>100.00%</b>	<b>80</b>	<b>100.00%</b>	<b>6,322</b>	<b>100.00%</b>

PDR space will be replaced by the following land uses in order of magnitude: retail, Cultural/ Institutional/ Educational, Visitor-related, and office space.

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

### 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 commercial C-3 districts will lose the most office space – nearly 750,000 sq. ft., or a third of the total loss.
- A total of 3,600 units are proposed to be built in the lost office space. In addition to housing, retail (345,000 sq. ft.) and visitor space (300,000 sq. ft.) uses are being proposed in the converted spaces.

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

Neighborhood	Office Net		Projects		Net Units	
	GSF	Percent	Count	Percent	Count	Percent
<b>Balboa</b>	-6,180	0.3%	1	2.2%	31	0.8%
<b>C-3</b>	-748,943	37.7%	8	17.4%	567	19.0%
<b>Eastern SoMa</b>	-134,176	6.8%	3	6.5%	133	3.6%
<b>Market &amp; Octavia</b>	-49,320	2.5%	4	8.7%	519	14.1%
<b>Mid-Market</b>	-151,237	7.6%	3	6.5%	93	2.5%
<b>Mission</b>	-5,475	0.3%	1	2.2%	6	0.2%
<b>Rincon Hill</b>	-137,316	6.9%	3	6.5%	1,243	33.7%
<b>Showplace Square &amp; Potrero Hill</b>	-46,841	2.4%	2	4.3%	141	3.8%
<b>Van Ness</b>	-16,000	0.8%	1	2.2%	113	3.1%
<b>Western SoMa</b>	-26,775	1.3%	3	6.5%	121	3.3%
<b>Yerba Buena</b>	-70,000	3.5%	1	2.2%	44	1.2%
<b>Rest of the City</b>	-593,987	31.5%	16	35.6%	547	14.8%
<b>Total</b>	<b>-1,986,250</b>	<b>100.0%</b>	<b>46</b>	<b>100.0%</b>	<b>3,692</b>	<b>100.0%</b>



## Q1 2006 to Q1 2007 Update

### Project Application Filings

Table 8 below shows that a total of 327 permit applications were filed in 2006 through the first quarter of 2007 (March 31, 2007). Projects with a residential component, if constructed as proposed, would deliver a net addition of nearly 9,800 units or 33% of the total number of units in the residential pipeline. These permits represent 28% of projects in the pipeline. Applications with a commercial component are collectively proposing an additional 3.6M sq. ft. of non-residential use were filed in the same time period. These filings represent 57% of the total amount of commercial development in the pipeline.

The final quarter of 2006 was marked by two large projects submissions. Both projects account for nearly all the commercial square footage in the quarter: 50 1st Street (proposing retail, office, hotel, cultural, and residential uses); and 350 Mission Street (mainly office space with a small retail component).

### Projects Under Planning Review

Projects applications under Planning Department review Total 137, representing almost 7,200 units and 3.8M net sq. ft. of commercial space. More than half of these projects will require either discretionary review or conditional use approval from the Planning Department. Table 9 below is a tally of these projects by Planning Case type.

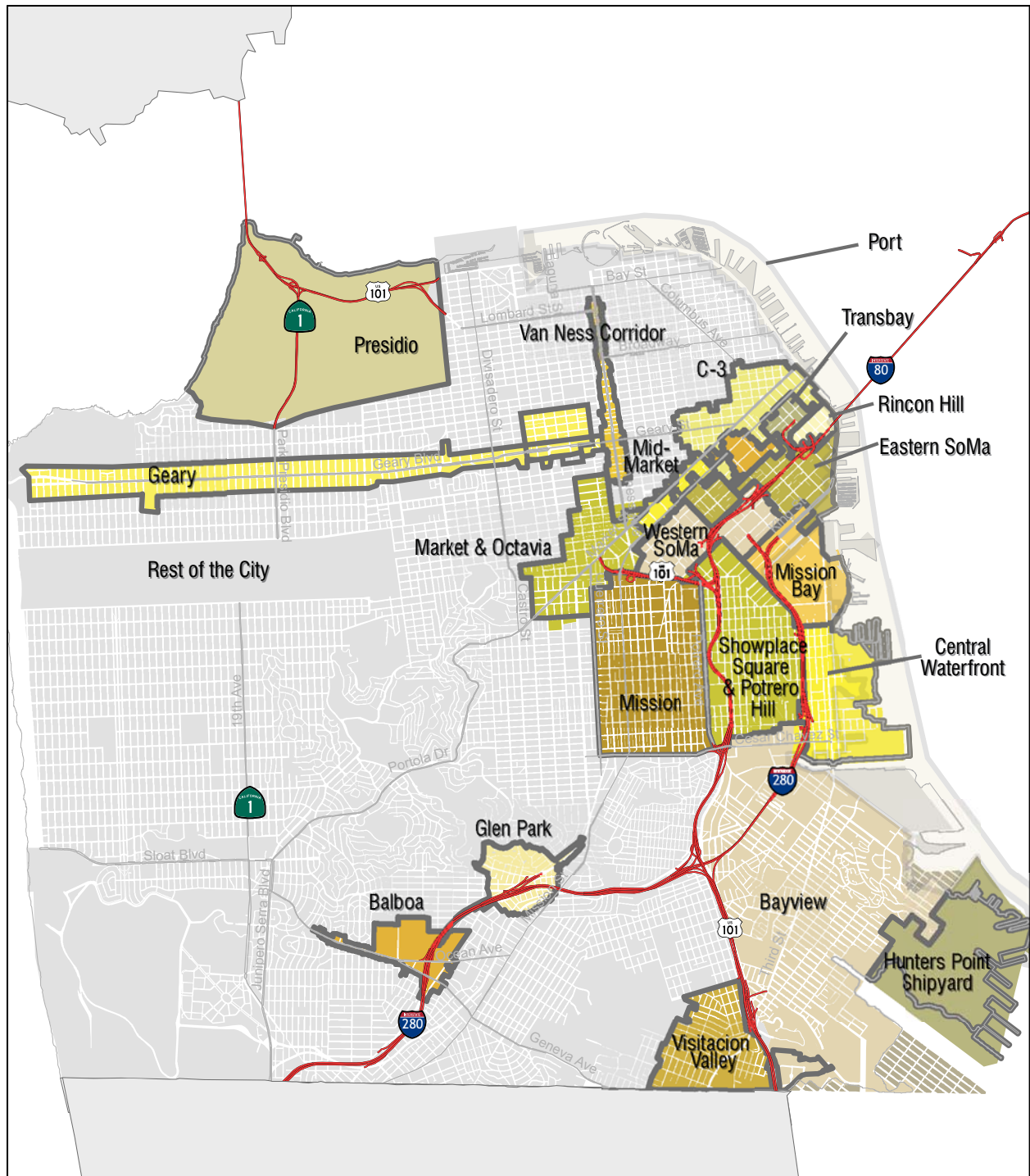
**TABLE 8: Project Applications Filed by Year and Quarter**

Year Filed	Quarter Filed	Projects		Net Units		Net Commercial Sq. Ft.	
		Count	Percent	Count	Percent	Count	Percent
2006	Q1	72	22.02%	1,765	18.07%	269,900	7.46%
2006	Q2	63	19.27%	2,536	25.96%	501,344	13.86%
2006	Q3	73	22.32%	1,805	18.48%	561,826	15.53%
2006	Q4	67	20.49%	1,870	19.14%	2,270,280	62.76%
2007	Q1	37	11.31%	680	6.96%	20,997	0.58%
2007	Q2	15	4.59%	1,112	11.38%	-7,139	-0.20%
<b>Total</b>		<b>327</b>	<b>100.00%</b>	<b>9,768</b>	<b>100.00%</b>	<b>3,617,208</b>	<b>100.00%</b>

**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
Annual Office "Beauty Pageant"	5	3.60%	0	0.00%	1,349,675	35.00%
Conditional Use	36	26.30%	3,032	42.20%	526,769	13.70%
Discretionary Review	18	13.10%	27	0.40%	1,340	0.00%
Environmental Review	53	38.70%	3,038	42.30%	2,042,025	53.00%
Variance	22	16.10%	657	9.10%	-50,353	-1.30%
Exception to Downtown Controls	3	2.20%	433	6.00%	-16,200	-0.40%
<b>All Planning Cases</b>	<b>137</b>	<b>100.00%</b>	<b>7,187</b>	<b>100.00%</b>	<b>3,853,256</b>	<b>100.00%</b>

**MAP 1: Planning Department Neighborhoods**

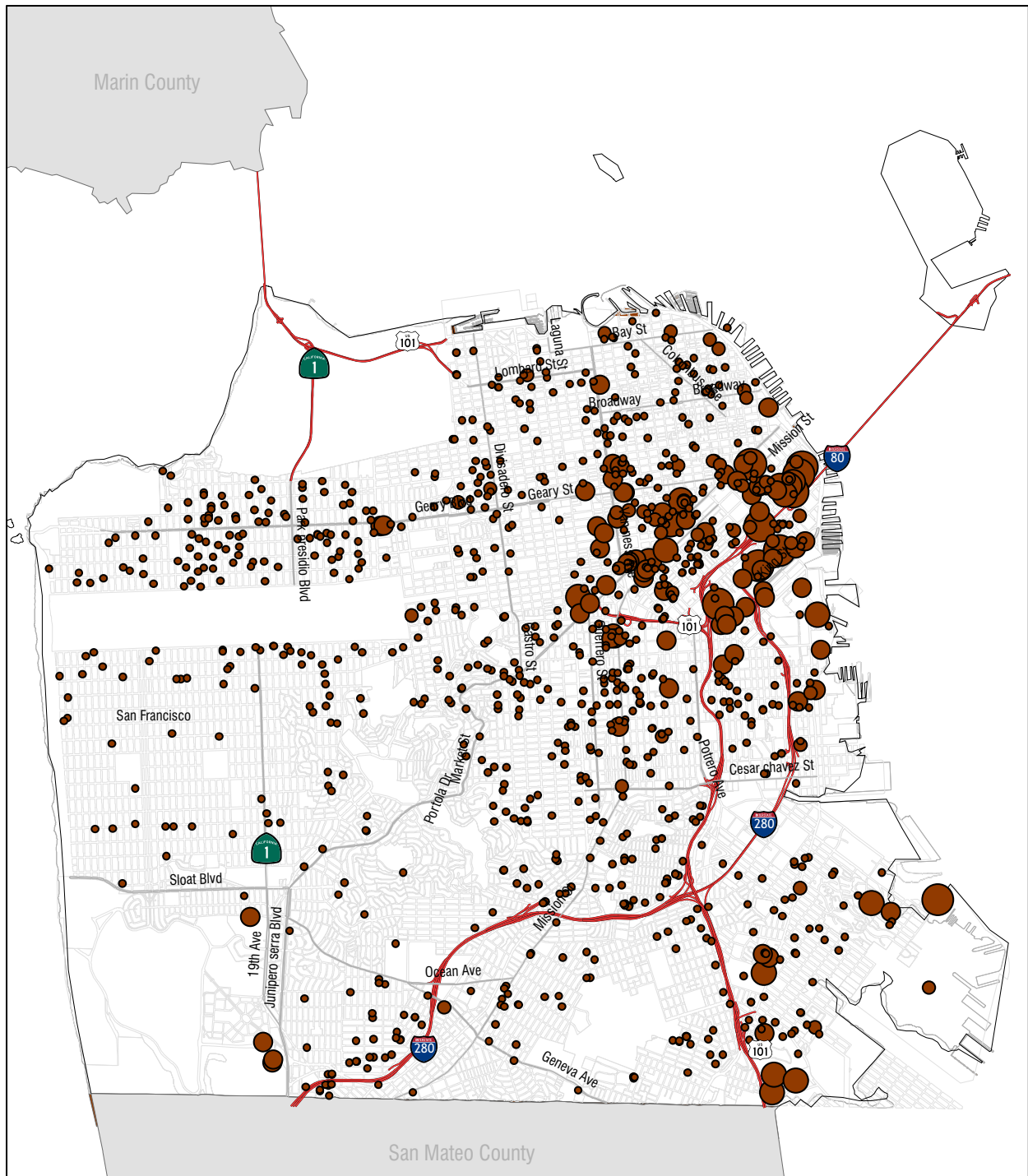


## NEIGHBORHOODS



0 1 2 Miles

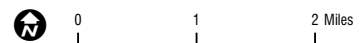
**MAP 2: Residential Pipeline**



Net Units

- Less than 49
- 50 - 99 Net Units
- 100 - 249 Net Units
- 250 - 499 Net Units
- Above 500 Net Units

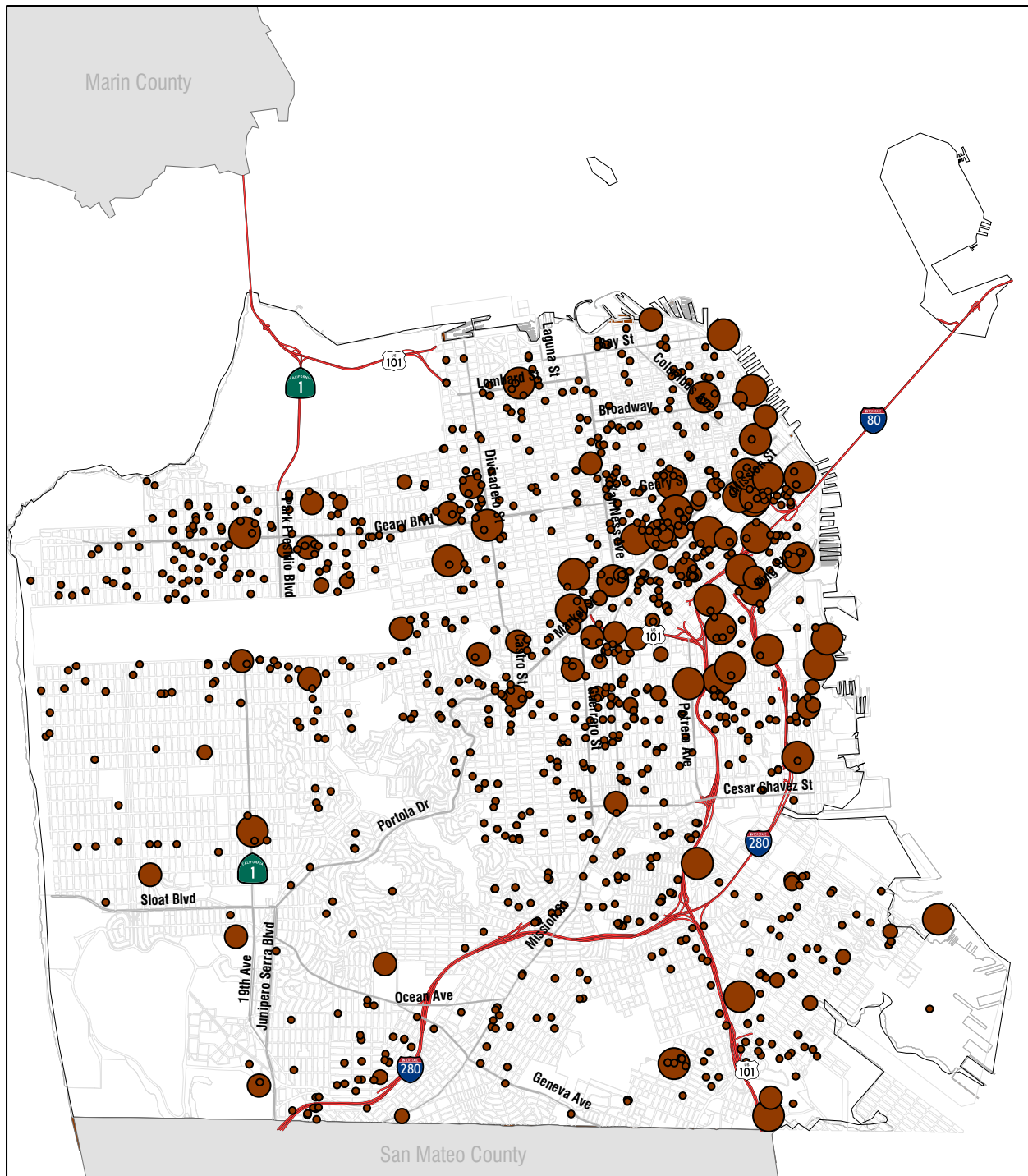
**RESIDENTIAL PIPELINE**



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**SAN FRANCISCO**  
**PLANNING DEPARTMENT**

MAP 3: Commercial Pipeline



Net Commercial Square Feet

COMMERCIAL PIPELINE



0 1 2 Miles

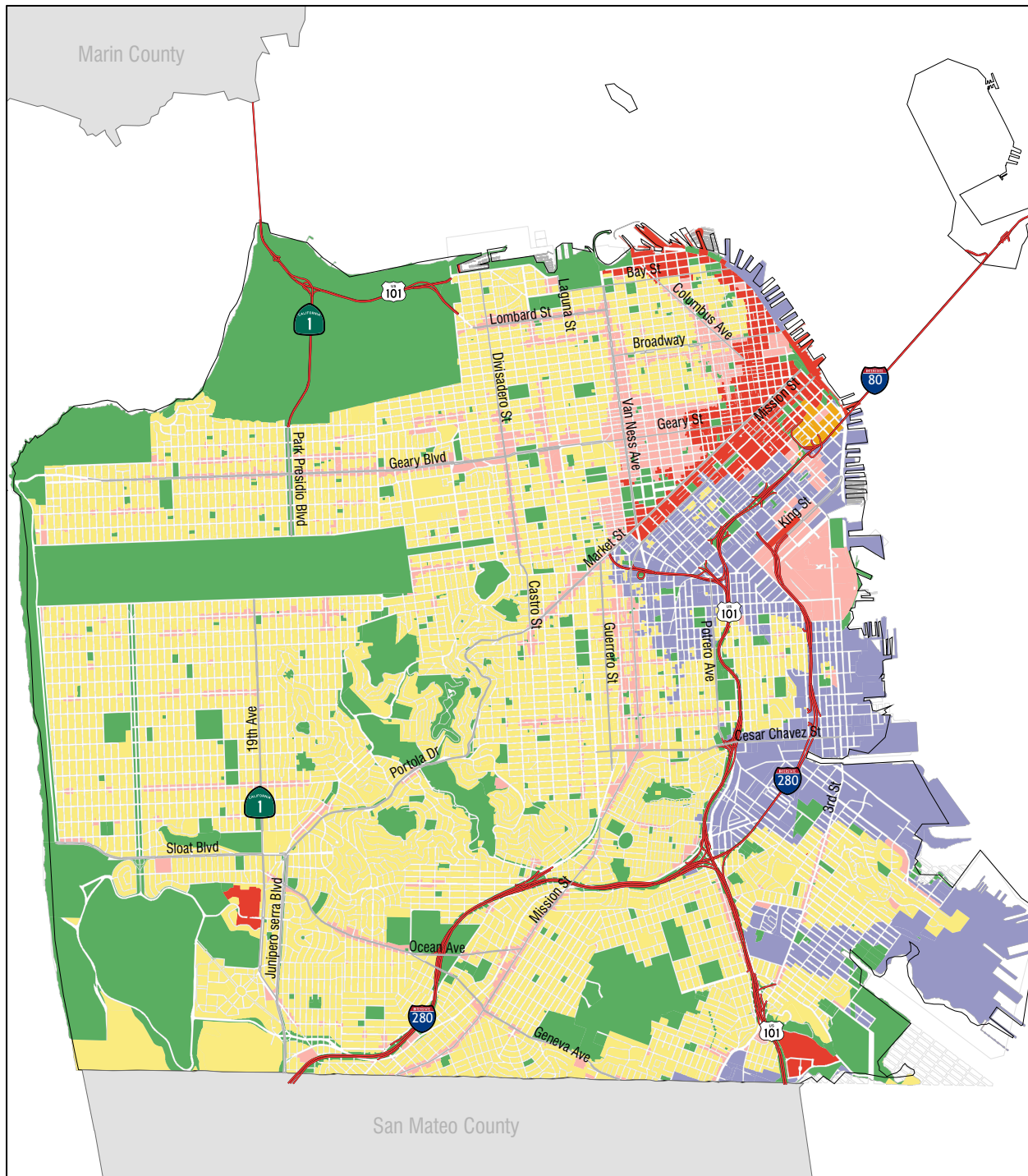
- Less than 4,999 sf
- 5,000 sf - 9,999 sf
- 10,000 sf - 19,999 sf
- Above 20,000 sf

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SAN FRANCISCO  
PLANNING DEPARTMENT



**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: pink; border: 1px solid black;"></span> Mixed Use    | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> High Density Residential |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; 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 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 GSF Total. Best interpreted as net new useable GSF (NOT total project gsf), with demolition of existing space excluded.
	CIE or Cultural, Institutional, Educational includes educational services, social services, museums, zoos, membership organizations, and private household services.
	Medical includes health services offices and hospitals and laboratories throughout the City.
	Office (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.

# Quarter 1, 2007

Block Lot	Address	Planning Neighborhood	GSF (Commercial)	Units	Bestdate
<b>CONSTRUCTION</b>					
3745001	300 SPEAR ST	Rincon Hill	36,000.00	860	2/22/2007
3765015	425 First Street	Rincon Hill	-75,816.00	506	4/26/2007
3702038	1160 MISSION ST	Mid-Market	5,025.00	250	4/20/2007
8703001	420 BERRY STREET	Mission Bay	0.00	236	6/8/2007
3800001	601 KING ST	Showplace Square & Potr	-31,290.00	224	4/25/2007
3794075	170 KING ST	Eastern SoMa	5,000.00	198	3/22/2007
0814004	2 FELL ST	Market & Octavia	0.00	179	3/12/2007
3978001	450 Rhode Island St.	Showplace Square & Potr	40,000.00	165	4/25/2007
0311006	690 MARKET ST	C-3	-134,270.00	164	4/25/2007
3785133	673-683 BRANNAN ST,	Western SoMa	-10,000.00	162	4/8/2005
0716006	990 POLK ST	Rest of the City	-1,668.00	143	4/12/2007
0742008	724-730 Van Ness Av/6	VanNess Corridor	-13,291.00	134	4/17/2007
0854009	55 PAGE ST	Market & Octavia	6,170.00	127	4/27/2007
3707033	74 NEW MONTGOMERY	C-3	-133,619.00	111	4/19/2007
8707001	325 BERRY ST	Mission Bay	0.00	110	5/1/2007
3786019	77 BLUXOME	Western SoMa	-1,675.00	102	2/14/2007
0761029	871-881 TURK STREET	Market & Octavia	0.00	101	6/6/2007
3751153	766 HARRISON ST	Eastern SoMa	-4,171.00	98	2/8/2007
0141011	150 BROADWAY	Rest of the City	6,000.00	87	4/24/2007
0166002	733 FRONT ST	Rest of the City	-108,000.00	71	4/30/2007
3752091	831 FOLSOM ST	Eastern SoMa	-10,312.00	69	11/16/2006
0739006	810 VAN NESS AV	VanNess Corridor	4,500.00	52	4/20/2007
5306029	4601 3rd street	Bayview	4,999.00	50	4/30/2007
0834022	77 VAN NESS AV	Market & Octavia	21,200.00	50	3/9/2007
0260005	201 SANSOME ST	C-3	-61,410.00	48	4/20/2007

Block Lot	Address	Planning Neighborhood	GSF (Commercial)	Units	Bestdate
6423236	1828 GENEVA AV	Rest of the City	0.00	47	3/30/2007
4991277	Jamestown Ave	Bayview	0.00	36	1/8/2007
3775007	1 SOUTH PARK	Eastern SoMa	-48,500.00	35	4/18/2007
3570005	566 SOUTH VAN NESS A	Mission	-4,344.00	32	1/22/2007
0345012A	168 HYDE ST	Rest of the City	-4,869.00	31	4/27/2007
0733002	1300 EDDY ST	Rest of the City	-16,583.00	30	12/19/2006
0688020	1521 SUTTER ST	Rest of the City	-7,550.00	28	4/23/2007
3704006	418 - 420 JESSIE ST	Mid-Market	-36,160.00	25	4/6/2007
4044030	2198 03RD ST/638 19T	Central Waterfront	0.00	24	4/4/2007
3589001	2200 Mission St	Mission	-1,400.00	23	10/20/2005
0793079	527 GOUGH ST	Market & Octavia	4,800.00	21	10/12/2004
3732062	436 CLEMENTINA ST	Eastern SoMa	-5,625.00	20	8/8/2006
1458052	469 26TH AV	Geary	0.00	18	3/16/2007
3704079	410 JESSIE ST	Mid-Market	0.00	16	4/5/2007
4287016	1250 and 1260 Missouri	Bayview	0.00	16	4/10/2007
0669010	1158 SUTTER ST	Rest of the City	2,200.00	14	4/27/2007
0176029	843 MONTGOMERY ST	Rest of the City	-19,149.00	13	8/1/2006
3531028	205 13TH ST	Mission	13,500.00	0	7/6/2004
8721014	255 King St	Mission Bay	381,282.00	0	4/23/2007
3556025	299 Dolores Street	Market & Octavia	15,232.00		3/16/2007
3539001	Noe St. Medical Office B	Rest of the City	18,617.00		4/16/2007
3724066	888 Howard St	C-3	434,000.00		4/26/2007
3940001	201 16TH ST	Mission Bay	430,000.00		4/12/2007
3708023	40 JESSIE ST	C-3	50,000.00		4/13/2007

**BP ISSUED**

8720001	435 CHINA BASIN ST	Mission Bay	0.00	319	4/3/2007
8713001	555 MISSION ROCK ST	Mission Bay	0.00	192	12/15/2006
0814009	46 FELL ST	Market & Octavia	9,950.00	179	7/14/2006



Block Lot	Address	Planning Neighborhood	GSF (Commercial)	Units	Bestdate
4021001	601 ALABAMA ST	Mission	0.00	151	6/1/2006
3799007	675 TOWNSEND ST	Showplace Square & Potr	35,000.00	148	7/23/2004
5421003	5600 03RD ST	Bayview	-103,453.08	112	12/2/2005
4058010	2235 03RD ST	Central Waterfront	5,339.00	102	6/2/2003
0331004	141 MASON ST	C-3	-4,500.00	81	4/18/2007
0740011	650 EDDY ST	Rest of the City	0.00	81	3/23/2006
0492025	2026 LOMBARD ST	Rest of the City	40,370.00	61	4/11/2007
3747014	325 Fremont St.	Rincon Hill	0.00	51	6/23/2004
5696036	992 PERALTA AV	Rest of the City	0.00	47	7/1/2004
3731058	75 MOSS ST	Eastern SoMa	0.00	14	3/6/2007
3590031	2235 MISSION ST	Mission	0.00	12	4/3/2006
3733017	832 FOLSOM ST	Western SoMa	17,500.00		12/6/2005
3973002C	480 POTRERO AV	Mission	23,800.00		8/17/2004

#### ***BP REINSTATED***

3530006	1750 FOLSOM ST	Mission	19,425.00	0	1/8/2002
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#### ***BP APPROVED***

3746001	201 Folsom St (390 Mai	Rincon Hill	0.00	806	11/18/2003
3704069	973 MARKET ST	Mid-Market	8,372.00	100	9/15/2005
0031001	2351 POWELL ST	Rest of the City	-74,250.00	74	11/17/2004
3519067	346 09TH ST	Western SoMa	4,125.00	58	5/27/2004
3706063	721 MARKET ST	Yerba Buena	-70,000.00	44	5/5/2005
3518024A	30 DORE	Western SoMa	-8,500.00	42	11/1/2005
0318020	651 GEARY ST	Rest of the City	-8,010.00	40	7/24/2003
0334008	430 EDDY ST	Rest of the City	0.00	24	3/7/2005
5868006	4 CRAUT ST	Rest of the City	0.00	18	10/20/2005
0619017	1725 WASHINGTON ST	Rest of the City	-11,435.00	16	5/13/2003
7153008	Habitat for Humanities B	Rest of the City	0.00	12	5/27/2004

Block Lot	Address	Planning Neighborhood	GSF (Commercial)	Units	Bestdate
0041019	7 VANDEWATER ST	Rest of the City	-280.00	12	10/28/2004
7153013	310 DE LONG ST	Rest of the City	0.00	12	3/9/2007
7153009	101 HEAD ST	Rest of the City	0.00	12	3/1/2007
6190033	81 ERVINE ST	VisVal	40,000.00	2	7/28/2006
0642006	1710 FRANKLIN ST	Rest of the City	12,700.00	0	12/12/2005
5598008	491 BAY SHORE BL	Bayview	150,265.00	0	12/7/2006
0297005	524 POST ST	C-3	23,375.00		5/6/2004
2607099	399 BUENA VISTA EAST	Rest of the City	15,720.00		7/14/2005

**BP Filed**

3783001	801 BRANNAN ST	Showplace Square & Potr	-115,000.00	557	8/17/2005
4991279	101 EXECUTIVE PARK B	Bayview	14,000.00	450	12/28/2005
3747006	375 FREMONT ST	Rincon Hill	-45,095.00	432	5/16/2006
4991240	601 CRESCENT WY	Bayview	0.00	411	1/14/2004
3748006	340 FREMONT ST	Rincon Hill	2,350.00	384	9/19/2005
5431A001	5800 03RD ST	Bayview	-90,000.00	343	9/28/2005
3749059	45 LANSING ST	Rincon Hill	-14,000.00	305	8/31/2005
3911001	1 HENRY ADAMS ST	Showplace Square & Potr	-2,055.00	212	8/17/2005
3547029	71 JULIAN AV	Mission	0.00	194	12/1/2005
3787026	655 04TH ST	Eastern SoMa	-2,356.00	192	1/13/2006
1084004	3575 GEARY BL	Geary	0.00	150	2/22/2007
3508026	1390 MISSION ST	Mid-Market	0.00	136	6/14/2006
3518014	275 TENTH ST	Western SoMa	-4,250.00	135	11/3/2006
3518017	275 10TH ST	Western SoMa	0.00	135	5/15/2006
3735047	1 HAWTHORNE ST	C-3	-25,279.00	135	9/8/2005
0871016	1844 MARKET ST	Market & Octavia	-10,900.00	113	7/14/2006
5421011	5600 03RD ST	Bayview	-6,819.00	112	11/2/2006
3736097	201 02ND ST	Transbay	52,700.00	103	5/18/2006
0768013	701 GOLDEN GATE AV	Market & Octavia	0.00	100	10/23/2006

Block Lot	Address	Planning Neighborhood	GSF (Commercial)	Units	Bestdate
4228010	1300 Indiana St.	Central Waterfront	-9,800.00	81	7/1/2004
4059009	2298 03RD ST	Central Waterfront	14,000.00	80	2/6/2006
3736095	217 02ND ST	Transbay	-20,967.00	73	1/23/2006
3736085	48 TEHAMA ST	Transbay	0.00	66	7/12/2006
3788012	166 TOWNSEND ST	Eastern SoMa	-73,625.00	66	8/29/2006
8704001	330 BERRY ST	Mission Bay	0.00	64	9/25/2006
3548032	1875 MISSION ST	Mission	0.00	60	2/10/2006
1228005	690 STANYAN ST	Rest of the City	10,800.00	56	2/15/2006
0287014	300 GRANT AV	C-3	0.00	56	12/22/2006
0452001	900 North Point	Rest of the City	4,000.00	54	10/4/2006
0293002	153 KEARNY ST	C-3	-40,000.00	51	3/28/2006
3708056	1 ECKER ST	C-3	-238,920.00	51	8/31/2006
0056006	1789 MONTGOMERY ST	Rest of the City	0.00	51	10/27/2005
3774025	250 BRANNAN ST	Eastern SoMa	-127,396.00	51	1/30/2007
3731126	229 07TH ST	Eastern SoMa	16,196.00	49	9/23/2005
1156023	850 BRODERICK ST	Rest of the City	0.00	47	12/20/2006
3703086	570 JESSIE ST	Mid-Market	-15,000.00	47	2/2/2006
3532014	299 VALENCIA ST	Market & Octavia	0.00	44	11/9/2006
0349001	101 GOLDEN GATE AV	Rest of the City	20,000.00	35	8/25/2005
0619012	1860 VAN NESS AV	VanNess Corridor	1,625.00	35	2/21/2006
0668012	1465 PINE ST	Rest of the City	0.00	35	3/16/2005
0343014	181 TURK ST	Rest of the City	3,060.00	32	8/23/2006
0816017	233 FRANKLIN ST	Market & Octavia	0.00	32	11/15/2006
3754039	1075 FOLSOM ST	Eastern SoMa	5,000.00	31	12/22/2005
3754066	1091 FOLSOM ST	Eastern SoMa	-2,250.00	30	6/10/2005
4106022	910 MINNESOTA ST	Central Waterfront	0.00	30	2/16/2007
3542009	2140 MARKET ST	Market & Octavia	2,624.00	28	11/17/2004
3730023	1174 FOLSOM ST	Western SoMa	-2,700.00	26	7/28/2004

Block Lot	Address	Planning Neighborhood	GSF (Commercial)	Units	Bestdate
0599008	1840 WASHINGTON ST	VanNess Corridor	-7,000.00	26	4/14/2006
3732071	468 CLEMENTINA ST	Eastern SoMa	-500.00	25	7/20/2005
0184031	1355 PACIFIC AV	Rest of the City	-18,632.00	24	8/24/2006
0274008	850 BUSH ST	Rest of the City	0.00	23	12/30/2005
3752019	870 HARRISON ST	Western SoMa	-6,120.00	22	7/14/2006
3591024	793 SOUTH VAN NESS A	Mission	5,829.00	22	2/10/2006
5817006	300 ALEMANY BL	Rest of the City	0.00	22	7/7/2006
3731003	226 06TH ST	Eastern SoMa	0.00	20	10/19/2005
3521005	340 11TH ST	Western SoMa	5,682.00	20	4/11/2005
3521007	350 11TH ST	Western SoMa	0.00	20	4/11/2005
1127006	1816 EDDY ST	Rest of the City	0.00	19	6/22/2006
3776092	246 RITCH ST	Eastern SoMa	-4,130.00	19	1/5/2007
3548039	1801 MISSION ST	Mission	2,600.00	18	7/17/2006
5868007	55 TRUMBULL ST	Rest of the City	0.00	18	12/13/2006
3747012	325 FREMONT ST	Rincon Hill	0.00	18	7/20/2005
7088056	320 RANDOLPH ST	Rest of the City	-10,428.00	18	8/29/2006
3588012	3500 19TH ST	Mission	2,950.00	17	5/1/2006
5279004	950 NEWHALL ST	Bayview	0.00	15	4/28/2006
0666006	1522 BUSH ST	VanNess Corridor	0.00	15	1/15/2004
0282004	723 TAYLOR ST	Rest of the City	0.00	14	5/2/2005
3726047	537 NATOMA ST	Eastern SoMa	-5,425.00	14	9/1/2005
3557063	208 DOLORES ST	Market & Octavia	0.00	13	11/18/2003
3732068	456 CLEMENTINA ST	Eastern SoMa	0.00	12	7/11/2005
5260001	4101 03RD ST	Bayview	0.00	12	5/15/2003
0512019	2395 LOMBARD ST	Rest of the City	-1,890.00	12	3/15/2006
6356066	209 HAHN ST	Rest of the City	0.00	12	6/16/2005
3987010	140 PENNSYLVANIA AV	Showplace Square & Potr	0.00	12	8/4/2004
3717019	120 HOWARD ST	C-3	67,000.00	0	11/17/2006

Block Lot	Address	Planning Neighborhood	GSF (Commercial)	Units	Bestdate
1368049	4614 CALIFORNIA ST	Rest of the City	13,686.00	0	1/23/2007
0312010	1 KEARNY ST	C-3	27,420.00	0	7/13/2006
1535016	495 09TH AV	Geary	17,000.00	0	12/3/2003
3905003	2460 ALAMEDA ST	Mission	20,000.00	0	11/14/2006
8709006	1500 OWENS ST	Mission Bay	160,600.00	0	11/29/2006
1098009	1401 DIVISADERO ST	Geary	57,000.00	-21	12/21/2006

### ***PL Approved***

3702053	1169 MARKET ST	Mid-Market	20,000.00	1033	8/3/2006
3507039	1401 MARKET ST	Mid-Market	525,500.00	719	7/20/2006
3834001	1000 16TH ST / 1400 7t	Showplace Square & Potr	26,500.00	450	10/18/2004
3747001E	399 FREMONT ST	Rincon Hill	-2,256.00	432	8/4/2006
3721068	535 MISSION ST	Transbay	296,430.00	273	2/7/2007
3508052	1340 & 1390 MISSION S	Mid-Market	-19,200.00	237	6/10/2004
4991039	Jamestown Ave. PUD	Bayview	0.00	198	3/25/2004
3547002A	1880 MISSION ST	Mission	-32,515.00	194	10/6/2005
0716007	990 Polk Street	Rest of the City	-1,668.00	160	11/22/2004
4106001A	900 MINNESOTA ST	Central Waterfront	-129,260.00	160	1/5/2006
1083002	3575 GEARY BL	Geary	4,200.00	150	4/6/2006
0794015	746 LAGUNA ST	Market & Octavia	2,325.00	143	11/30/2006
3708058	Market Center	C-3	-102,515.00	134	12/5/2002
7331003	800 Brotherhood Way	Rest of the City	0.00	127	5/19/2005
0691008	1285 SUTTER ST	VanNess Corridor	-8,308.00	120	4/18/2006
3750090	631 FOLSOM ST	Eastern SoMa	3,677.00	120	4/28/2005
0338025	230 TURK ST	Rest of the City	3,000.00	113	5/20/2005
3722082	125 03rd st.	Yerba Buena	430,000.00	95	4/6/2004
0283004A	620 SUTTER ST	C-3	-46,435.00	78	1/23/2006
0619009	1800 Van Ness Ave.	VanNess Corridor	7,383.00	62	4/4/2005
0351032	83 MCALLISTER ST	Mid-Market	-28,970.00	60	8/12/2004

Block Lot	Address	Planning Neighborhood	GSF (Commercial)	Units	Bestdate
0331002	149 MASON ST	C-3	0.00	56	5/4/2006
2515001	2800 SLOAT BL	Rest of the City	9,656.00	55	3/21/2006
1052023	2420 SUTTER ST	Rest of the City	-1,900.00	48	8/10/2006
3553054	1501 15TH ST	Mission	5,120.00	44	7/21/2005
1234048	1250 Haight Street	Rest of the City	0.00	40	12/19/2002
3994003	680 ILLINOIS ST	Central Waterfront	7,926.00	35	12/1/2005
0816002	231 FRANKLIN ST	Market & Octavia	780.00	33	4/5/2007
0341005	938-942 MARKET ST	Mid-Market	-40,674.00	33	4/6/2005
0522002A	2601 VAN NESS AV	VanNess Corridor	0.00	27	12/2/2003
0682010	2000 POST ST	Rest of the City	0.00	24	1/5/2005
2623006	376 CASTRO ST	Rest of the City	1,900.00	24	2/6/2006
0282004B	726 SUTTER ST	Rest of the City	-14,140.00	23	8/22/2006
0256018	851 CALIFORNIA ST	Rest of the City	-33,000.00	23	4/19/2006
4936019	900 GILMAN AVE	Bayview	0.00	20	11/24/2003
3560001	2210 MARKET ST	Market & Octavia	2,000.00	20	2/1/2007
5322045	4800 Third St.	Bayview	2,000.00	18	6/14/2004
3728014	1234 HOWARD	Western SoMa	-1,500.00	18	10/30/2006
1823051	2545 JUDAH ST	Rest of the City	4,693.00	13	10/17/2002
0196008	700 MONTGOMERY ST	Rest of the City	-22,655.00	12	6/2/2006
2062031	1801 NORIEGA ST	Rest of the City	6,400.00	11	6/3/2005
3533024	85 BROSNAN ST (AKA 4	Market & Octavia	0.00	11	3/14/2006
3721120	555 MISSION	Transbay	549,000.00	0	12/31/2004
1731001	1201 19TH AV	Rest of the City	10,538.00		2/6/2003
1764031	1348 10TH AV	Rest of the City	11,900.00		2/11/2005
3780002	510 07TH ST	Showplace Square & Potr	25,400.00		7/17/2002
3777047	695 BRYANT ST	Western SoMa	25,600.00		4/14/2005
3794024	144 KING ST	Eastern SoMa	43,845.00		10/17/2005

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Block Lot	Address	Planning Neighborhood	GSF (Commercial)	Units	Bestdate
3708006	50 01ST ST	C-3	1,134,000.00	600	12/21/2006
3762106	725-765 Harrison Street	Eastern SoMa	26,900.00	510	11/8/2005
4991075	5 THOMAS MELLON CR	Bayview	55,960.00	499	3/9/2006
0857001	55 Laguna Street	Market & Octavia	28,090.00	491	10/31/2006
4624003	227 West Point Road	Bayview	620.00	401	2/14/2007
0331016	231 ELLIS ST	Rest of the City	22,000.00	400	10/15/2002
4355006	3240 Third Street	Central Waterfront	-32,969.00	391	4/20/2006
3701063	55 09TH ST	Mid-Market	2,500.00	260	9/27/2006
0350003	1066 MARKET ST	Mid-Market	5,840.00	255	7/19/2006
0697037	1333 GOUGH ST	Geary	0.00	231	7/15/2005
0813006	1390 MARKET ST	Market & Octavia	-1,500.00	230	10/25/2006
3547001	1800 MISSION ST	Mission	-196,800.00	207	6/10/2004
7324001	77 CAMBON DR	Rest of the City	-16,540.00	195	5/26/2006
3736074	41 TEHAMA ST	Transbay	-1,400.00	176	10/31/2006
3180003	1150 OCEAN AV	Balboa	15,100.00	175	7/25/2006
3510001	1415 MISSION ST	Mid-Market	300.00	156	11/2/2006
3955002	1740 17th Street	Showplace Square & Potr	24,208.00	154	8/31/2004
3725015	938 HOWARD ST	Eastern SoMa	-18,956.00	154	3/27/2006
8704005	330 & 335 BERRY STRE	Mission Bay	0.00	131	6/8/2007
4629A010	900 INNES AVE	Bayview	8,613.00	128	9/17/2004
3616007	2558 MISSION ST	Mission	0.00	125	12/21/2005
0201012	8 Washington Street	Rest of the City	12,500.00	120	4/9/2003
0792028	365 FULTON STREET	Market & Octavia	0.00	120	6/8/2007
0872005	1960-1998 MARKET ST	Market & Octavia	9,000.00	115	5/29/2007
0667016	1545 PINE ST	VanNess Corridor	-18,000.00	113	3/14/2006
0526021	2550 VAN NESS AV	Rest of the City	-51,353.00	109	5/17/2005
3508054	66 9TH STREET	Mid-Market	0.00	107	6/6/2007
3749064	FOLSOM AND ESSEX	Transbay	0.00	100	6/8/2007

Block Lot	Address	Planning Neighborhood	GSF (Commercial)	Units	Bestdate
3912001	1-25 Division Street	Showplace Square & Potr	-35,453.00	100	1/26/2006
0059003	1620 MONTGOMERY ST	Rest of the City	-39,796.00	95	1/27/2005
3740027	SPEAR STREET	Transbay	0.00	85	6/8/2007
0345002	145 LEAVENWORTH ST/	Rest of the City	0.00	84	7/13/2006
1052024	2655 BUSH ST	Rest of the City	-40,617.00	84	12/1/2005
3732074	251 06TH ST	Eastern SoMa	1,450.00	83	9/29/2004
1073013	800 PRESIDIO AV	Rest of the City	10,180.00	83	7/20/2006
0331003	125 MASON ST	C-3	0.00	81	7/17/2006
4884020	Arelious Walker Drive	Bayview	0.00	75	3/18/2004
3753140	935 FOLSOM ST	Eastern SoMa	-13,808.00	69	5/25/2006
4045006	2121 3rd Street/740 Illin	Central Waterfront	-5,000.00	66	4/11/2006
0287013	300 Grant Ave.	C-3	-1,250.00	66	11/2/2006
0336017	245 HYDE ST	Rest of the City	-26,640.00	65	10/16/2006
3639004A	2660 HARRISON ST	Mission	-11,423.00	62	9/16/2004
3994001B	2065 03RD ST	Central Waterfront	-4,725.00	62	6/7/2006
6969001	5050 MISSION ST	Rest of the City	-300.00	61	9/29/2006
3543011	2175 MARKET ST	Market & Octavia	5,813.00	60	8/31/2006
6569004	3400 CESAR CHAVEZ ST	Mission	16,000.00	60	1/12/2006
3725101	474 NATOMA STREET	C-3	0.00	60	6/8/2007
5992A060	495 CAMBRIDGE ST	Rest of the City	0.00	56	5/4/2006
3776149	424 BRANNAN ST	Eastern SoMa	0.00	55	12/22/2005
3753005	205 SHIPLEY ST	Eastern SoMa	-11,000.00	51	5/26/2006
4591A010	SHIPYARD PARCEL 54	Hunters Point Shipyard	0.00	50	6/8/2007
3534069	25 DOLORES ST	Market & Octavia	-19,037.00	46	7/17/2006
0596024	1946 POLK ST	Rest of the City	-10,490.00	43	7/10/2006
3980007	1717 17TH ST	Showplace Square & Potr	-13,369.00	41	12/22/2005
1450008	5400 GEARY BL	Geary	50,550.00	39	6/1/2004
3701020	1270 Mission Street	Mid-Market	4,258.00	36	5/12/2004



Block Lot	Address	Planning Neighborhood	GSF (Commercial)	Units	Bestdate
0279011	1080 SUTTER ST	Rest of the City	1,339.00	35	10/25/2006
2636025	Crestmont Drive	Rest of the City	0.00	34	3/25/2004
0570010	1622 BROADWAY	VanNess Corridor	0.00	34	9/15/2005
3794014	111 TOWNSEND ST	Eastern SoMa	-13,136.00	34	12/14/2004
3753081	345 06TH ST	Eastern SoMa	324.00	33	9/15/2005
0756001	1345 TURK ST	Rest of the City	-7,139.00	32	6/8/2007
6935001	1607-1649 Ocean Ave.	Balboa	-19,485.00	31	5/4/2006
3639002	2652 HARRISON ST	Mission	-7,250.00	30	1/11/2006
0620006	1601 LARKIN ST	Rest of the City	-19,050.00	28	8/25/2004
4224015	1004 MISSISSIPPI ST	Showplace Square & Potr	0.00	28	6/29/2006
4228015	1240 MINNESOTA ST	Central Waterfront	20,500.00	27	9/29/2004
0279014	1299 BUSH ST	Rest of the City	-5,532.00	26	8/31/2004
4711118	HUDSON AVENUE (NW	Bayview	0.00	24	6/6/2007
3752023	397 05TH ST	Western SoMa	-2,341.00	24	3/28/2006
0807010	580 HAYES ST	Market & Octavia	42,432.00	22	7/6/2005
1101022	2139 O'FARRELL	Rest of the City	0.00	21	6/8/2007
3728069	121 09TH ST	Western SoMa	-4,975.00	20	3/31/2005
0853021	102-104 OCTAVIA STRE	Market & Octavia	0.00	20	6/8/2007
1460014B	420 29TH AV	Geary	-2,500.00	20	7/25/2006
3729081	209 09TH ST (aka 207 9	Western SoMa	-11,600.00	19	10/13/2005
0194009	740 WASHINGTON ST	Rest of the City	-9,050.00	18	2/28/2007
0729044	1210 SCOTT STREET/17	Rest of the City	0.00	18	6/8/2007
0303015	865 POST ST	Rest of the City	-4,658.00	18	5/11/2004
3596113	899 VALENCIA ST	Mission	4,705.00	18	8/11/2005
3148001	4550 MISSION ST	Rest of the City	-3,250.00	17	7/19/2006
6473038	5735- 5743 MISSION ST	Rest of the City	-7,153.00	16	10/19/2006
0839029	261 OCTAVIA ST	Market & Octavia	0.00	15	8/9/2006
0668013	1461 PINE ST	Rest of the City	-5,416.00	15	9/2/2004

Block Lot	Address	Planning Neighborhood	GSF (Commercial)	Units	Bestdate
1084001B	1 Stanyan Street	Geary	-5,810.00	13	1/30/2007
6520036	3135 24TH ST	Mission	-13,640.00	12	1/26/2006
4108003C	1025 TENNESSEE ST	Central Waterfront	-6,550.00	12	9/9/2004
1028003	2829 California Street	Rest of the City	373.00	12	1/30/2007
2347004G	2350 19TH AV	Rest of the City	23,000.00	0	2/7/2002
3704071	949 Market Street	Mid-Market	142,263.00	0	11/16/2005
1149011	350 MASONIC AV	Rest of the City	69,308.00	-1	9/13/2005
1029003	2901 California Street	Rest of the City	15,604.00	-3	2/2/2007
0236017	100 CALIFORNIA ST	C-3	68,775.00		12/6/2006
3710017	350 MISSION ST	C-3	934,668.00		12/21/2006
9900031	Piers 27-31	Port	665,000.00		8/6/2002
3735063	222 02ND ST	C-3	623,300.00		5/3/2007
3785003	690 05TH ST	Western SoMa	32,500.00		1/24/2006
2463A014	2233 VICENTE ST	Rest of the City	13,469.00		4/14/2005
0138001	802 DAVIS ST	Port	245,400.00		10/22/2003
0347013	399 GOLDEN GATE AV	Rest of the City	53,000.00		12/28/2006
3533007	250 VALENCIA ST	Market & Octavia	14,926.00		9/13/2005
8709010	Owens Street & 16th Stre	Mission Bay	245,500.00		9/29/2006
9900015	Exploratorium Relocation	Port	36,248.00		9/1/2006
0004002	160 JEFFERSON ST	Port	17,000.00		2/25/2003