



San Francisco **PIPELINE REPORT** *Quarter 1 2014*

San Francisco Planning Department
June 2014



Cover Photo: 190-unit below-market rate project at 1400 Mission. Source: Aksel Olsen

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First Quarter 2014

San Francisco Planning Department

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WHAT IS THE PIPELINE?

The San Francisco consolidated 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 encompass various stages of development: from applications filed to entitlements secured, building permits issued to projects under construction. 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. When a project is issued a Certificate of Final Completion by DBI, it is taken out of the pipeline.

To filter inactive projects, the current pipeline only includes projects filed during the last five years, projects approved in the last four years (with the exception of large projects, which are kept for seven years), and projects for which construction has begun during the past three years.

Data sources for the pipeline are chiefly the project databases maintained by the Planning Department and the Department of Building Inspection, respectively, but data is also periodically obtained from the (now Successor Agency to the) San Francisco Redevelopment Agency. Affordable housing projects sponsored by 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.

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. 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 altogether prior to receiving a permit or completion. The pipeline, then, represents a particular scenario that assumes that all proposed development projects are eventually entitled and all entitled development projects eventually built. In reality, this is not the case.

The Relevance of the Pipeline

The pipeline serves as a barometer of development trends in the medium to long term time horizon. It illustrates the location and scale of current and proposed future construction and reveals where new land uses are being established; it also records demolition and a partial listing of conversion of existing land uses. In sum, the pipeline provides a short- to medium-term picture of changing land uses, specifically tracking the changes to the city's housing stock and commercial uses. This report is meant to be a short overview.

Accuracy and Timeliness

The pipeline is compiled and consolidated from different data sources and is subject to errors due to varying accuracy and currency of original sources. The data in this report is pulled from original sources current through March 31, 2014. 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.

Map 1. General Overview of Magnitude and Location of Development, by Major Land Use Type



THE DEVELOPMENT PIPELINE

There are currently 874 projects in the pipeline. Of these, 74 percent are exclusively residential and 17 percent are mixed-use projects with both residential and commercial components. Only 8 percent of projects are non-residential developments. Map 1 (left) gives the general location and magnitude of this development across is many stages.

A net total of 49,200 new housing units would be added to the city's housing stock according to current data. This is high relative to historical numbers and is largely due to the filing and entitlement of applications during the past five years for new large scale, long term development programs for Parkmerced, Treasure Island and the Bayview Waterfront. These projects, as well as their expected development over the course of decades must be kept in mind when considering the overall totals. The vast majority of pipeline projects, however, are small scale consisting of one to three units. The number of new projects slowed down during the Great Recession of 2007-2009 and beyond, but has since recovered in earnest as evidenced by both new project applications as well as the construction of projects with "older" entitlements. The "hot spot" for much of this development is Market Street at various sections of it. While this may seem a response to the recent introduction of technology companies in the area, many projects here predate the last recession, during which they were idle.

Projects by Overall Status

Table 1 breaks down projects, housing units and non-residential space by planning stage. First are non-entitled projects. A number of projects file building permit applications even as their projects have not cleared planning entitlements. The second major group include entitled projects; those which have completed the planning process and obtained necessary approvals. These are then divided into different stages of the building permitting process. Table 1 shows the following:

- Around 21 percent of all projects, representing 4,600 net added housing units and 2,750,000 sq. ft. of commercial space, are under construction.
- Around 20 percent of projects (with another 5,100 net units and 3,2 million sq. ft. of commercial space) have received building permit approvals. As of the time of writing, some may have moved to the construction phase.
- Around one in three projects (including 3,100 net new units and an addition of 870,000 sq ft of commercial space) have filed building permit applications with the Department of Building Inspections. A small number of projects have filed applications but have yet to receive planning approvals.
- One in eight projects and 55 percent of the units and 37 percent of the non-residential space have received Planning Department approvals. These projects now must secure building permits.

Table 1. Residential and Commercial Pipeline, by Pipeline Status and Land Use Category

| Entitlement Status | Status | Total No. of Projects | Net Housing Units | Net Comm'l Sq. Ft. | Net Commercial Gross Square Footage | | | | | |
|-----------------------|----------------------------------|-----------------------|-------------------|--------------------|-------------------------------------|------------------|-------------------|------------------|------------------|----------------|
| | | | | | CIE | Medical | Office | PDR | Retail | Visitor |
| Under Planning Review | Planning Filed | 101 | 8,000 | 2,578,000 | 2,800 | - | 2,690,100 | (389,800) | 470,000 | (197,800) |
| | BP Filed | 274 | 2,900 | 786,400 | 897,100 | 20,000 | 112,100 | (65,800) | (56,200) | (120,800) |
| | Total, Not Entitled | 375 | 10,900 | 3,364,400 | 899,900 | 20,000 | 2,802,200 | (455,700) | 413,800 | (318,600) |
| Approved by Planning | PL Approved | 107 | 27,200 | 5,950,800 | 160,300 | - | 3,100,800 | 281,300 | 1,943,800 | 458,600 |
| | BP Filed | 33 | 1,400 | 86,400 | (5,700) | - | 82,900 | (30,500) | 56,000 | (16,300) |
| | BP Approved/ Issued/ Re-Instated | 178 | 5,100 | 3,230,500 | 77,800 | (45,100) | 3,116,500 | (25,700) | 117,400 | (10,300) |
| | Construction | 181 | 4,600 | 3,430,900 | 458,600 | 1,800,500 | 1,168,700 | (88,300) | 28,100 | 63,300 |
| | Total, Entitled | 499 | 38,400 | 12,698,600 | 691,000 | 1,755,400 | 7,468,900 | 136,800 | 2,145,300 | 495,200 |
| Total | | 874 | 49,200 | 16,063,000 | 1,590,900 | 1,775,400 | 10,271,100 | (318,800) | 2,559,100 | 176,700 |

Table 2. Residential and Commercial Pipeline, by Neighborhood

| Neighborhood | Projects | Percent | Net Units | Percent | Avg Units / Project | Net Comm'l Sq. Ft. | Residential Rank | Commercial Rank |
|------------------------|------------|-------------|---------------|-------------|---------------------|--------------------|------------------|-----------------|
| Balboa Park | 4 | 0% | 90 | 0% | 23 | 9,180 | 25 | 20 |
| Bayshore | 50 | 6% | 560 | 1% | 11 | 421,510 | 17 | 10 |
| Bernal Heights | 37 | 4% | 110 | 0% | 3 | 165,930 | 23 | 12 |
| Buena Vista | 21 | 2% | 60 | 0% | 3 | -150 | 28 | 24 |
| Candlestick | 3 | 0% | 10,310 | 21% | 3,438 | 4,110,000 | 1 | 1 |
| Central | 80 | 9% | 130 | 0% | 2 | 11,880 | 21 | 18 |
| Central Waterfront | 19 | 2% | 1,420 | 3% | 75 | -335,220 | 10 | 31 |
| Downtown | 43 | 5% | 2,930 | 6% | 73 | 1,638,570 | 5 | 5 |
| East SoMa | 35 | 4% | 1,520 | 3% | 43 | 578,710 | 9 | 8 |
| Executive Park | 1 | 0% | 110 | 0% | 107 | 0 | 24 | 22 |
| HP Shipyard | 3 | 0% | 40 | 0% | 12 | 0 | 29 | 22 |
| India Basin | 3 | 0% | 20 | 0% | 7 | -2,560 | 30 | 26 |
| Ingleside, Other | 33 | 4% | 110 | 0% | 3 | 24,300 | 22 | 14 |
| Inner Sunset | 35 | 4% | 80 | 0% | 2 | 8,250 | 27 | 21 |
| Japantown | 2 | 0% | 0 | 0% | 0 | 13,400 | 32 | 17 |
| Marina | 36 | 4% | 370 | 1% | 10 | -7,840 | 19 | 27 |
| Market Octavia | 42 | 5% | 2,740 | 6% | 65 | -481,800 | 6 | 32 |
| Mission | 76 | 9% | 1,080 | 2% | 14 | 9,750 | 13 | 19 |
| Mission Bay | 5 | 1% | 450 | 1% | 113 | 2,445,500 | 18 | 3 |
| Northeast | 41 | 5% | 880 | 2% | 22 | -252,450 | 15 | 30 |
| Outer Sunset | 22 | 3% | 90 | 0% | 4 | 17,960 | 26 | 16 |
| Park Merced | 2 | 0% | 5,860 | 12% | 2,930 | 478,380 | 3 | 9 |
| Richmond | 77 | 9% | 220 | 0% | 3 | 18,090 | 20 | 15 |
| Rincon Hill | 8 | 1% | 2,310 | 5% | 289 | -94,530 | 7 | 29 |
| Showpl/Potrero | 50 | 6% | 3,840 | 8% | 77 | 588,680 | 4 | 7 |
| South Central, Other | 57 | 7% | 1,090 | 2% | 19 | 98,380 | 12 | 13 |
| South of Market, Other | 5 | 1% | 2,040 | 4% | 409 | 2,050,560 | 8 | 4 |
| TB Combo | 9 | 1% | 1,150 | 2% | 128 | 3,468,630 | 11 | 2 |
| Treasure Island | 3 | 0% | 7,820 | 16% | 2,606 | 381,000 | 2 | 11 |
| VisVal | 4 | 0% | 20 | 0% | 5 | -1,250 | 31 | 25 |
| Western Addition | 39 | 4% | 910 | 2% | 23 | -72,750 | 14 | 28 |
| WSoMa | 29 | 3% | 880 | 2% | 30 | 772,910 | 16 | 6 |
| Grand Total | 874 | 100% | 49,150 | 100% | 10,526 | 16,053,840 | | |

- Twelve percent of projects, representing 8,000 units and 2.6 million commercial square feet are under initial Planning Department review.

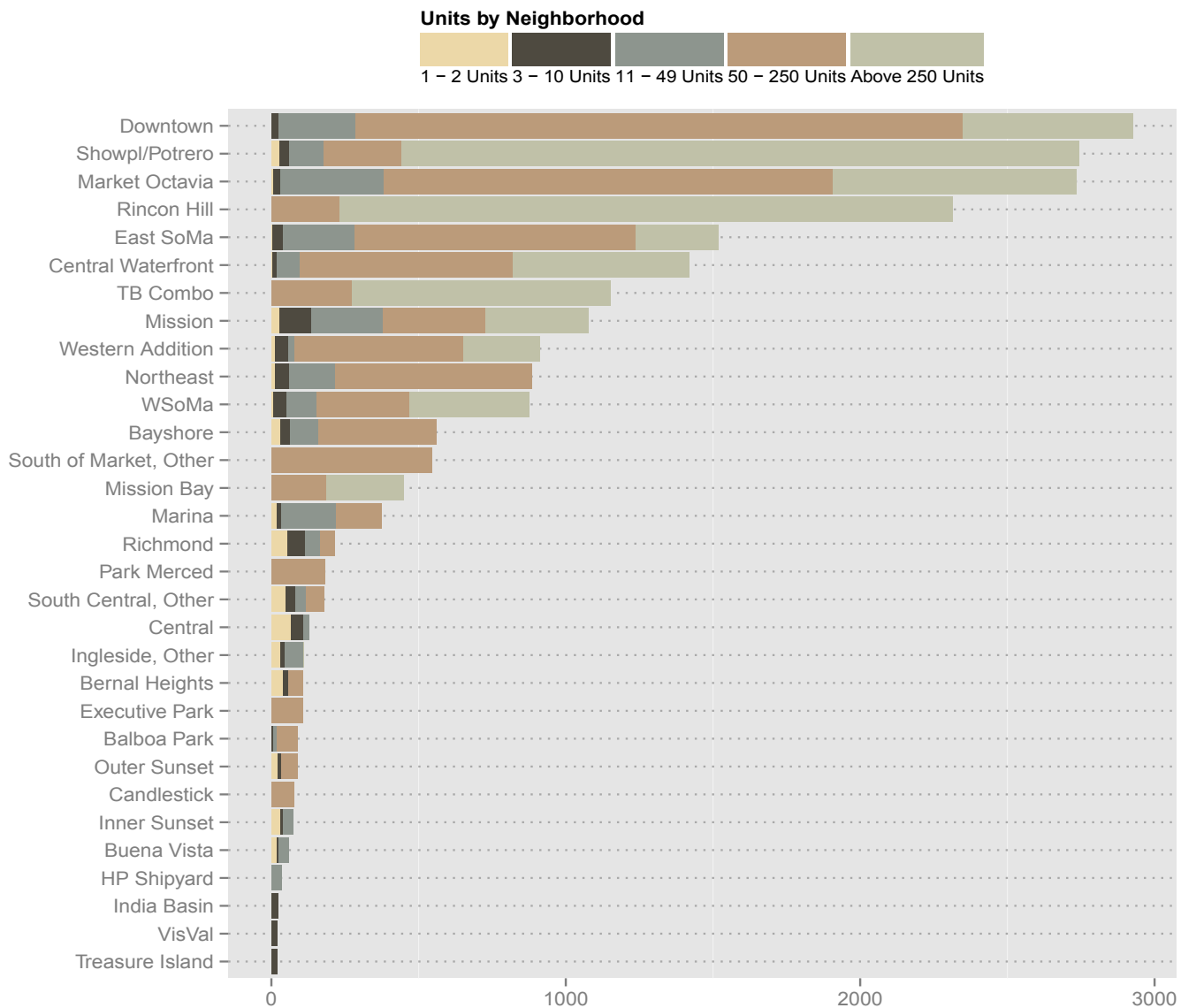
Amount and Type of Net New Commercial Space

Projects in the current pipeline as noted also represent a potential net addition of 14.1 million sq ft of commercial development that would result in the

following land use inventory *changes*:

- 10.3 million sq ft of office space
- 2.6 million sq ft of retail space
- 200,000 sq ft of visitor-serving uses, such as hotels or hostels.
- 1.6 million sq ft of cultural, institutional, educational (CIE), and 1.8 million sq ft of medical space

Figure 1. Residential Pipeline Size Distribution, by Neighborhood



Note:
The three largest projects (Candlestick, Parkmerced, Treasure Island) are not included in the data behind this chart for readability.

- An overall loss of around 300,000 sq ft of space for production, distribution and repair (PDR).

Location of New Development

Table 2 shows the three most active areas for residential development include Bayview/Hunter's Point/Candlestick (where the Bayview Waterfront Project is located), Treasure Island and Parkmerced. All these projects have now been entitled. Full realization of these three projects will be decades into the future. These three areas would account for around 25,800 net units or about half of all net

additional units in the pipeline. (See Map 3 for area boundaries used.)

Other areas with active residential development include Downtown, Market & Octavia, and Rincon Hill.

On the commercial side, more than 90 percent of the new space would be added in the Bayview/Candlestick, Downtown districts, Mission Bay, and Transbay areas. Of these, the bulk of this space would take place in Bayview and Downtown C-3 districts.

Figure 2. Residential Pipeline Size Distribution, by Zoning Category

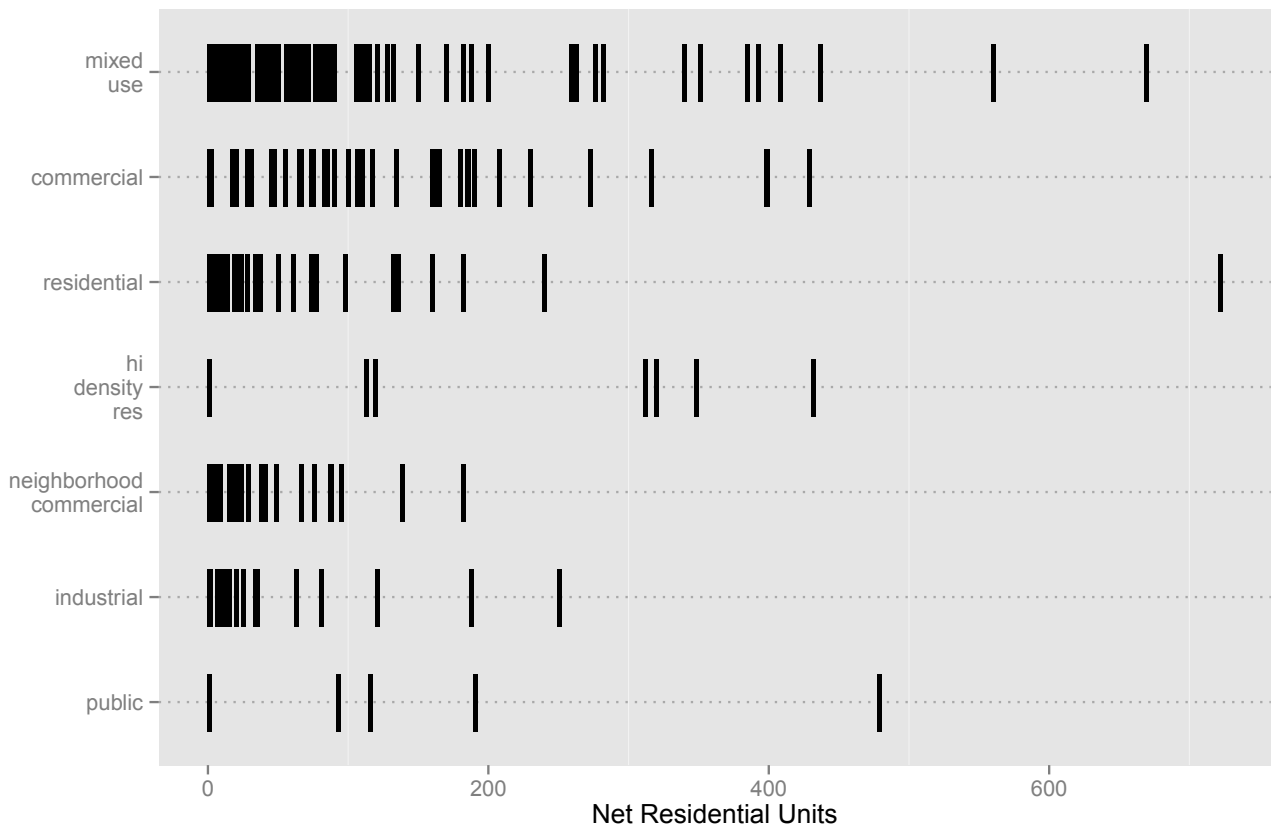
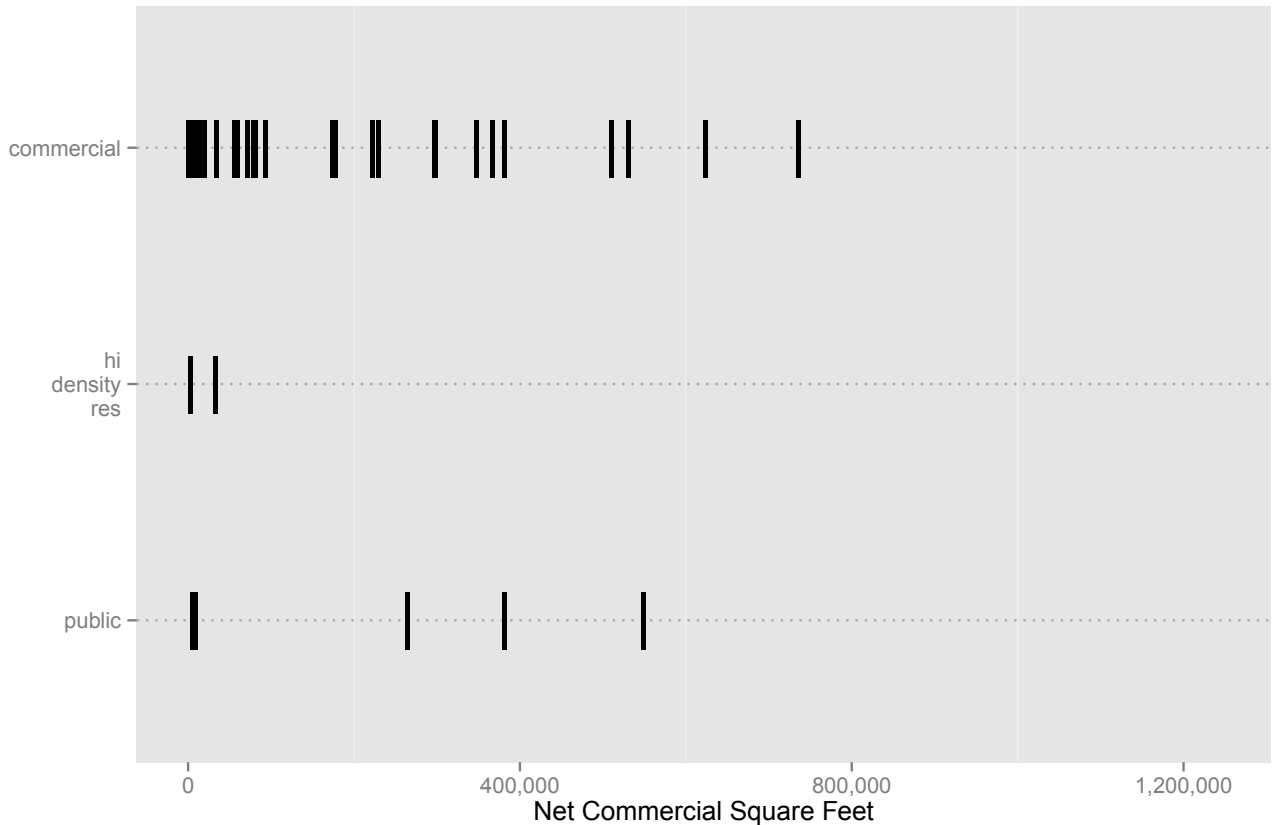


Figure 3. Non-Residential Pipeline Size Distribution, by Zoning Category



Note: Figure 2 and Figure 3 show each project plotted along an axis showing project size, by general zoning type. Projects plotted are truncated to the 99th percentile for readability.

It is perhaps worth noting how geographically concentrated development is, for both residential and commercial uses. In both cases, the majority of potential development would happen in a handful of projects in a handful of districts.

Pipeline Projects by Current Zoning Category

There is considerable variation on project sizes between--but also within--zoning district categories. Some zoning districts display similarly typed

and sized projects, while others are host to a great variety of project sizes and types.

Residential Pipeline

Figures 2 and 3 give details on the size distribution for residential and non-residential projects, respectively, using plots where the position of each vertical bar represents the size of a development project, measured in square feet (a more rightward position means a larger project).

Per the top panel, the largest projects are found in

Table 3. Residential and Commercial Pipeline by Generalized Zoning Category

| District Type | Simplified Zoning | Projects | Net Units | Net Gross Sq. Ft. | Cult., Inst., Educ. | Medical | Office | Prod., Dist., Repair | Retail | Visitor |
|-------------------------|-------------------|------------|---------------|-------------------|---------------------|------------------|-------------------|----------------------|------------------|----------------|
| Commercial | C-2 | 26 | 3,283 | 129,270 | 0 | 0 | -338,000 | -77,000 | 377,000 | 163,000 |
| | C-3 | 29 | 1,750 | 2,527,880 | 102,000 | 0 | 2,076,000 | 0 | 180,000 | 170,000 |
| | C-M | 1 | 117 | 300 | 0 | 0 | 2,000 | -4,000 | 2,000 | 0 |
| Neighborhood Commercial | NC | 21 | 221 | -26,600 | 0 | 0 | 7,000 | -27,000 | -6,000 | 0 |
| | NCT | 21 | 836 | 48,740 | 13,000 | 0 | 2,000 | 0 | 29,000 | 5,000 |
| Industrial | M | 6 | 1,822 | 1,970,500 | 8,000 | 0 | 1,700,000 | 13,000 | 250,000 | 0 |
| | PDR | 18 | 359 | 393,398 | 0 | 0 | 246,000 | 134,000 | 14,000 | 0 |
| | SLI | 4 | 0 | 673,800 | 0 | 0 | 695,000 | -30,000 | 10,000 | 0 |
| Mixed Use | HP-RA | 13 | 247 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | CRNC | 1 | 0 | 68,010 | 68,000 | 0 | 0 | 0 | 0 | 0 |
| | MUG | 5 | 67 | -31,090 | 0 | 0 | 0 | 0 | 1,000 | -32,000 |
| | MUO | 10 | 209 | 636,880 | 0 | 0 | 613,000 | -75,000 | 43,000 | 50,000 |
| | MUR | 15 | 1,085 | -90,540 | 0 | 0 | -16,000 | -99,000 | 24,000 | 0 |
| | NC | 75 | 829 | -10,860 | 5,000 | -25,000 | 26,000 | -9,000 | 15,000 | -16,000 |
| | NCT | 23 | 1,013 | 33,670 | 73,000 | 0 | 7,000 | -14,000 | -32,000 | 0 |
| | RC | 20 | 1,578 | 709,780 | 924,000 | 0 | -16,000 | 38,000 | -8,000 | -228,000 |
| | RSD | 2 | 23 | -6,120 | 0 | 0 | 0 | -6,000 | 0 | 0 |
| | SLR | 13 | 523 | 80,440 | 0 | 0 | 16,000 | 1,000 | 59,000 | 0 |
| | SPD | 2 | 2 | 3,720 | 0 | 0 | 4,000 | -1,000 | 1,000 | 0 |
| | SSO | 1 | 0 | 32,500 | 0 | 0 | -14,000 | 0 | 5,000 | 41,000 |
| | UMU | 40 | 4,066 | -131,510 | 0 | 0 | 302,000 | -447,000 | 13,000 | 0 |
| | MB | 4 | 601 | 1,800,500 | 0 | 1,801,000 | 0 | 0 | 0 | 0 |
| | CCB | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | NCD | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Public | P | 10 | 18,917 | 6,667,270 | 428,000 | 0 | 4,456,000 | 399,000 | 1,043,000 | 341,000 |
| | MB | 1 | 0 | 264,000 | 0 | 0 | 264,000 | 0 | 0 | 0 |
| Residential | DTR | 1 | 74 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | RED | 9 | 62 | -9,380 | 0 | 0 | 0 | -9,000 | 0 | 0 |
| | RH | 382 | 677 | 163,050 | -54,000 | 0 | 215,000 | -5,000 | 22,000 | -16,000 |
| | RM | 78 | 8,940 | 284,730 | 33,000 | 0 | 79,000 | -9,000 | 481,000 | -300,000 |
| | RTO | 34 | 273 | -24,820 | -8,000 | 0 | -21,000 | -19,000 | 24,000 | 0 |
| Hi Density Res | DTR | 7 | 1,645 | -94,530 | 0 | 0 | -36,000 | -71,000 | 12,000 | 0 |
| Grand Total | | 874 | 49,221 | 16,062,990 | 1,591,000 | 1,775,000 | 10,271,000 | -319,000 | 2,559,000 | 177,000 |

mixed use, commercial and residential zone classes. While these projects have large projects, there is tremendous variation *within* these districts as well, as seen by the distance between the vertical lines. Projects in residential districts, on the other hand, are far more evenly sized, with the vast majority of projects consisting of fewer than 5 units. In the residential districts, there are a number of projects substantially larger than the rest, as seen from the outliers.

The lower panel analogously shows the size distribution for commercial projects, with lands zoned “public” accounting for the largest sizes, but note that this includes only a handful of projects.

Table 3 also shows the overall pipeline distribution by zoning categories, but with more detail. The vast majority of the residential pipeline falls on four land zoning classes: Public, Residential, Mixed Use, and Commercial. Two large projects are situated on parcels classified as “Public Land”: the Bayview Waterfront project, most of which is at Candlestick Point, and the Treasure Island redevelopment project.¹ These projects could add more than 18,900 units.

Residential projects on *residentially* zoned lots, representing the largest number of projects, account for 10,000 units, or the second largest class. Two thirds of these units, however, are in the Parkmerced redesign project and a couple of large San Francisco Housing Authority projects (one in the Potrero Hill area, the other on Sunnysdale Ave as part of the Hope SF program). The remainder of projects on residentially zoned parcels are relatively small with about a quarter of projects being single family housing projects. Small scale projects of one to nine units account for some 90 percent of the residential projects. Only a handful are larger and thus account for the majority of units.

The mixed use districts, a diverse group ranging from Eastern Neighborhoods districts to Chinatown, account for 10,000 units in 213 projects.

Residential projects on downtown commercial zoned lots would add 5,800 new units in 53 projects, although the count here also includes commercial only projects.

¹ Both the Bayview Waterfront and Treasure Island projects entail reclassification of zoning to new categories; however for the purposes of this report, they are still counted in the “Public” category they were predominantly located in as the entitlement proceedings began.

Another 2,400 units are pending on industrially zoned lands. About a third of these projects are mixed use projects with a commercial component. The added residential units in industrial areas are typically accompanied by loss of PDR space and addition of retail space (see Table 5).

Projects in neighborhood commercial districts would add 1,100 units in 42 projects.

Also of note, the high-density, transit-accessible downtown neighborhoods of Rincon Hill and Transbay which account for a fraction of one percent of the city’s land area, nonetheless account for more than four percent of all units in the pipeline in a handful of projects. These projects would add 1,600 units.

In contrast, residential projects in the low-density residential (RH) districts are by per zoning requirements relatively small scaled, in-fill developments, accounting for some 44 percent of proposed projects but just 2 percent of the total units (or 677 net units) in the pipeline. Projects on RM-zoned (multi-family) lots, in turn, account for 9 percent of projects and 18 percent of units, again largely because of a large project, the Parkmerced re-design project. In terms of land area, residential zoning districts form the largest group, comprising 46 percent of the city land area.

Commercial Pipeline

Non-residential development is predominantly allowed in commercial and mixed use districts²; thus the majority of commercial space are proposed to be added in these land classes.

The commercial pipeline (counting by project type, not zoning district) in general is characterized by 71 projects, but also 152 mixed use projects which contain both residential and non-residential components. The commercial component in the 152 mixed use district projects are, in general also small, with half of projects being smaller than 5,000 gross square feet, respectively. (Some of these projects in mixed use *districts* are exclusively residential.)

The largest concentration of potential commercial development is in a small number of projects classified under public zoning³. Development here would

² Some institutional uses are allowed in residential districts, such as day care and residential care. Further, P-zoned properties are occasionally developed.

³ See Footnote 1.

add some net 6.9 million square feet, or 43 percent of all proposed commercial development, in just eight projects. The largest of these proposed developments is the Bayview Waterfront Project which would add millions of commercial square feet.

Downtown Commercial districts account for a sizable concentration of non-residential development, with 2.7 million square feet in 56 projects. The mixed use districts account for a larger number of projects (even if this count may include projects that are exclusively resi-

dential) totalling 3.1 million square feet. Industrial districts would add another 3 million square feet. Remaining districts account for only a minor portion of non-residential development.

High density residential districts will see some loss of commercial square footage as some of these spaces are converted to residential uses

Also of note the UCSF hospital project in Mission Bay is currently undergoing construction, expected to be done early 2015.⁴

⁴ State projects are not subject to Planning Department review and is thus not a part of the standard permit stream this reports build on. The project was added manually this quarter.

Table 4. Projects by Neighborhood and Building Size

| Neighborhood | Project Size | | | | | | | Grand Total | Rank |
|------------------------|---------------|--------------|-------------|--------------|--------------|---------------|---------------|---------------|------|
| | Single Family | 2-9 Units | 10-19 Units | 20-49 Units | 50-99 Units | 100-249 Units | Above 250 | | |
| Balboa Park | 0 | 8 | 13 | 0 | 71 | 0 | 0 | 92 | 26 |
| Bayshore | 10 | 65 | 0 | 94 | 93 | 309 | 0 | 571 | 18 |
| Bernal Heights | 14 | 55 | 0 | 0 | 50 | 0 | 0 | 119 | 23 |
| Buena Vista | 3 | 38 | 12 | 24 | 0 | 0 | 0 | 77 | 28 |
| Candlestick | 0 | 0 | 0 | 0 | 63 | 132 | 10,500 | 10,695 | 1 |
| Central | 16 | 159 | 18 | 0 | 0 | 0 | 0 | 193 | 22 |
| Central Waterfront | 2 | 20 | 0 | 76 | 297 | 436 | 599 | 1,430 | 11 |
| Downtown | 0 | 28 | 17 | 263 | 585 | 1,523 | 589 | 3,005 | 5 |
| East SoMa | 3 | 28 | 23 | 175 | 381 | 611 | 282 | 1,503 | 10 |
| Executive Park | 0 | 0 | 0 | 0 | 0 | 107 | 0 | 107 | 24 |
| HP Shipyard | 0 | 0 | 36 | 0 | 0 | 0 | 0 | 36 | 29 |
| India Basin | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 22 | 31 |
| Ingleside, Other | 12 | 41 | 11 | 53 | 0 | 0 | 722 | 839 | 17 |
| Inner Sunset | 13 | 43 | 0 | 34 | 0 | 0 | 0 | 90 | 27 |
| Marina | 9 | 48 | 25 | 163 | 154 | 0 | 0 | 399 | 20 |
| Market Octavia | 0 | 54 | 45 | 327 | 244 | 1,284 | 828 | 2,782 | 6 |
| Mission | 4 | 174 | 92 | 201 | 233 | 114 | 351 | 1,169 | 12 |
| Mission Bay | 0 | 0 | 0 | 0 | 0 | 188 | 263 | 451 | 19 |
| Northeast | 1 | 86 | 18 | 161 | 232 | 437 | 0 | 935 | 15 |
| Outer Sunset | 4 | 39 | 0 | 0 | 56 | 0 | 0 | 99 | 25 |
| Park Merced | 0 | 0 | 0 | 0 | 0 | 182 | 8,898 | 9,080 | 2 |
| Richmond | 8 | 171 | 13 | 39 | 50 | 0 | 0 | 281 | 21 |
| Rincon Hill | 1 | 0 | 0 | 0 | 0 | 232 | 2,081 | 2,314 | 7 |
| Showpl/Potrero | 2 | 91 | 27 | 89 | 65 | 200 | 4,002 | 4,476 | 4 |
| South Central, Other | 26 | 68 | 10 | 35 | 61 | 0 | 1,700 | 1,900 | 9 |
| South of Market, Other | 0 | 0 | 0 | 0 | 0 | 544 | 1,500 | 2,044 | 8 |
| TB Combo | 0 | 0 | 0 | 0 | 140 | 134 | 877 | 1,151 | 13 |
| Treasure Island | 0 | 18 | 0 | 0 | 0 | 0 | 8,619 | 8,637 | 3 |
| VisVal | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 24 | 30 |
| Western Addition | 6 | 78 | 19 | 0 | 346 | 240 | 260 | 949 | 14 |
| WSoMa | 4 | 42 | 68 | 64 | 65 | 249 | 408 | 900 | 16 |
| Grand Total | 138 | 1,400 | 447 | 1,798 | 3,186 | 6,922 | 42,479 | 56,370 | |

Notes:

/1/ Housing unit counts are not rounded.

/2/ As the table categorizes by building size, numbers here represent total units as opposed to net units (subtracting replaced units), for which reason the unit count is higher than in other summary tables.

Figure 4. Residential Pipeline, by Status & Building Size

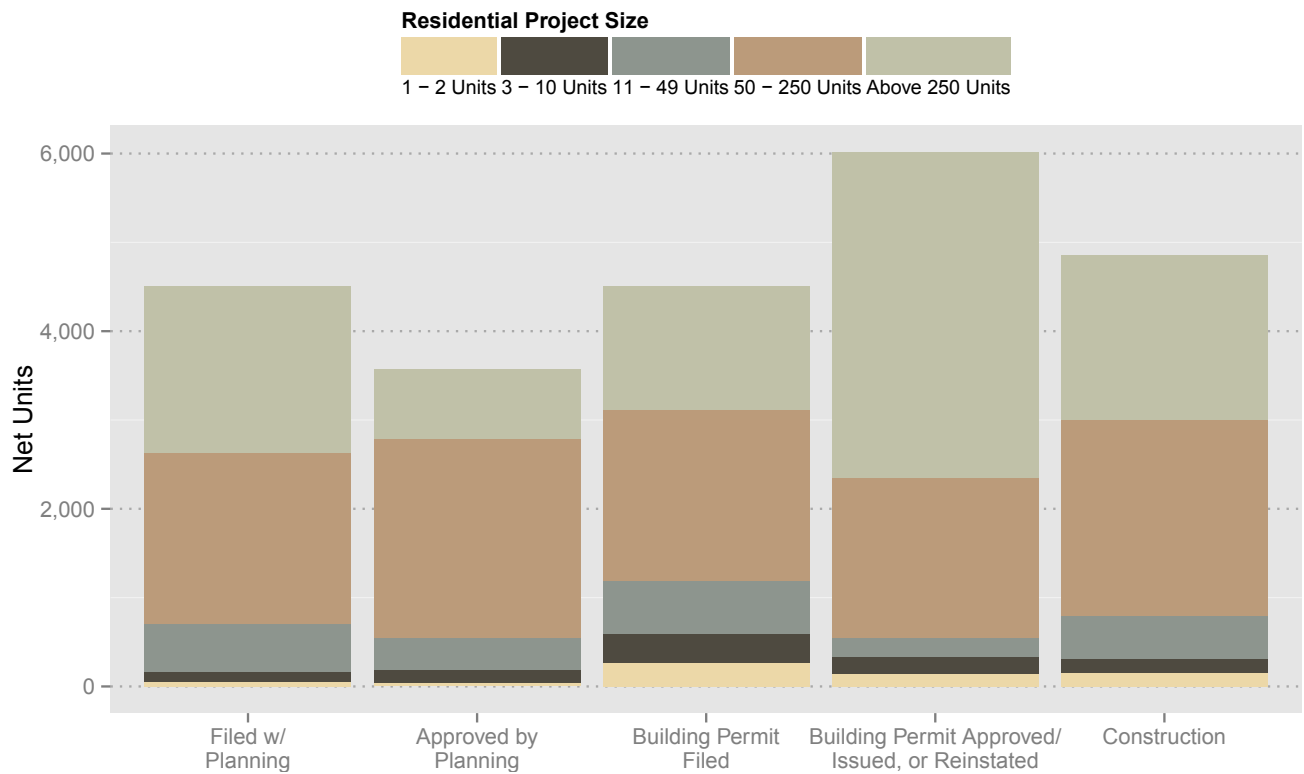
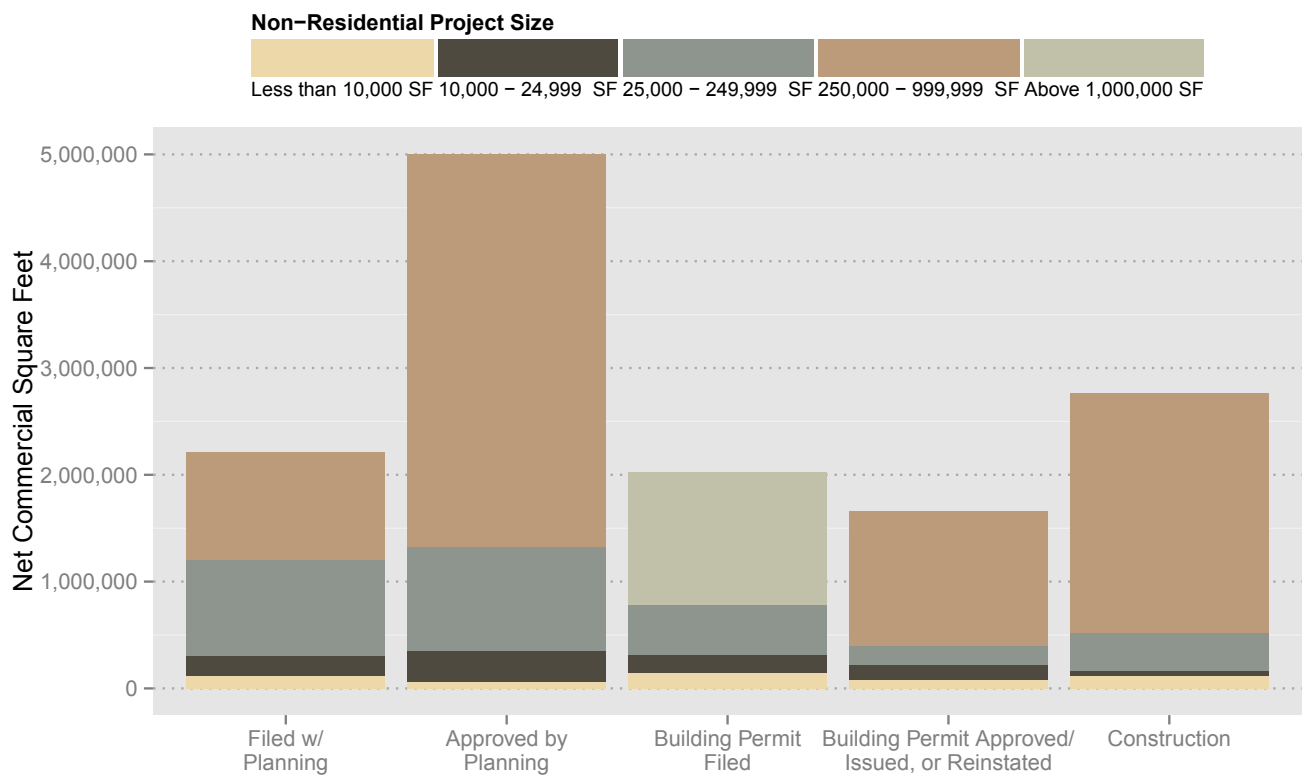


Figure 5. Non-Residential Pipeline, by Status & Building Size



Residential Pipeline by Project Size

Table 4 shows the residential pipeline by neighborhood, and offers detail on the project size. In most cases this measures the number of units in the building. However, a handful of projects include more than one building thus making this accounting an approximation.

Project sizes vary by area. Thus we see that, for instance, Downtown will get the bulk of its units in large projects (50-99 units, 100-249 units, above 249 units). This is also the case for areas like Market Octavia, Showplace Square, and in particular the Transbay area and Rincon Hill. Conversely, for Inner Sunset, the largest addition come in projects of two to nine units and single family projects. For the city as a whole, roughly three out of every four units come in a relative small number of projects. This implies most areas of the city have 'modest' amounts of development, given its relative concentration.

By the same token, if we sum the units of the bottom half of all pipeline projects would contribute 3,500 units, or seven percent of the total number of pipeline units. Summing just the five neighborhoods with the biggest number of proposed units yields some 63 percent of all proposed development.

Perhaps except for Parkmerced, development in residentially zoned areas in the western part of the city is limited in scope and consists chiefly of small-scale in-fill projects. The majority of units, and the vast majority of projects are in buildings of 1, or 2 to 9 units.

Figure 4 on page 10 shows the residential pipeline by building size and pipeline status. The residential pipeline shows that:

- Of the 6,000 units with building permits approved or issued, five out of every eight units are in buildings of 250 units and above, underlining the large scale of the near future cohorts of residential projects.
- Only three percent of the residential pipeline will be in buildings with nine units or less across all entitlement stages.
- Single family homes constitute a fraction of one percent of the total units in the pipeline.

Project Size and Status of Development

Per Figure 4 and Figure 5, there is some variation in project size by stage of development. Currently, a sizeable share of residential construction falls in the largest size category, reflecting in part that a significant number of large projects have been entiled for years and construction deferred during the Great Recession. Once economic conditions improved, these projects entered construction. The pattern on the non-residential side is somewhat less "top heavy," with bigger projects found in earlier stages of development, likely attributable to the focus on residential rather than commercial development in recent years.

Conversion of Commercial to Residential Use⁵

There are 49 projects in the current pipeline database proposing demolition or conversion of existing production, distribution and repair-use (PDR) buildings to residential use. The corresponding figure for the conversion of office space is 31 projects. These projects, adding up to 3,600 units and 3,500 units, respectively, comprise about one in seven of the total number of residential units in the pipeline.

Conversion of PDR Space

Table 5 provides a measure of how many units are produced relative to the lost PDR space.

- If the pipeline were developed as proposed, about 800,000 sq ft of PDR space would be lost to conversion or demolition.⁶ It would be replaced with residential units (3,600) and/or other commercial uses.
- Most of the PDR to residential conversions are found in Central Waterfront, Showplace/Potrero Hill and East SoMa districts, accounting together for nearly three out of four converted square feet. The loss of PDR space in these neighborhoods would in turn bring in 2,500 net new housing units.

⁵ 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 the specific projects representing conversions or demolitions resulting in a net loss of PDR space (Table 5) and office space (Table 6).

⁶ Table 5 shows only projects that include the conversion or loss of PDR space to residential use. Other, separate projects proposing to add PDR space not involving conversion or demolition of PDR space are not counted in this table. Table 1 shows a net loss of 319,000 sq ft as it is a net tally of all projects that add, convert or demolish PDR space while this table only counts the loss side of the ledger.

Table 5. PDR Space Conversion to Residential Use, by Planning District

| Neighborhood | Projects | Percent | Net Units | Percent | PDR Net | Percent |
|--------------------|-----------|-------------|--------------|-------------|-----------------|-------------|
| Central Waterfront | 10 | 20% | 1,180 | 33% | -301,600 | 36% |
| Downtown | 3 | 6% | 230 | 6% | -64,100 | 8% |
| East SoMa | 12 | 24% | 620 | 17% | -100,300 | 12% |
| India Basin | 1 | 2% | 0 | 0% | -2,600 | 0% |
| Market Octavia | 1 | 2% | 40 | 1% | -19,000 | 2% |
| Mission | 9 | 18% | 190 | 5% | -34,100 | 4% |
| Northeast | 3 | 6% | 150 | 4% | -48,000 | 6% |
| Richmond | 1 | 2% | 0 | 0% | -2,100 | 0% |
| Rincon Hill | 2 | 4% | 550 | 15% | -70,900 | 9% |
| Showpl/Potrero | 4 | 8% | 490 | 14% | -168,900 | 20% |
| WSoMa | 3 | 6% | 100 | 3% | -16,800 | 2% |
| Grand Total | 49 | 100% | 3,560 | 100% | -828,500 | 100% |

Table 6. Office Space Conversion to Residential Use, by Planning District

| Neighborhood | Projects | Percent | Net Units | Percent | Office Net | Percent |
|------------------------|-----------|-------------|--------------|-------------|-------------------|-------------|
| Downtown | 6 | 20% | 430 | 13% | -221,300 | 20% |
| East SoMa | 2 | 7% | 150 | 4% | -6,700 | 1% |
| Market Octavia | 6 | 20% | 1,380 | 41% | -611,200 | 55% |
| Mission | 1 | 3% | 0 | 0% | -1,000 | 0% |
| Northeast | 4 | 13% | 140 | 4% | -33,500 | 3% |
| Rincon Hill | 2 | 7% | 670 | 20% | -60,000 | 5% |
| Showpl/Potrero | 2 | 7% | 50 | 1% | -28,200 | 3% |
| South Central, Other | 1 | 3% | 0 | 0% | -1,900 | 0% |
| South of Market, Other | 1 | 3% | 210 | 6% | -20,800 | 2% |
| TB Combo | 1 | 3% | 130 | 4% | -102,500 | 9% |
| Western Addition | 2 | 7% | 230 | 7% | -26,200 | 2% |
| WSoMa | 2 | 7% | 10 | 0% | -2,400 | 0% |
| Grand Total | 30 | 100% | 3,400 | 100% | -1,115,700 | 100% |

Conversion of Office Space

- Approximately 1.1 million sq ft of office space is 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 due to the concentration there. Table 6 shows that Market Octavia could see a loss of 600,000 square feet of office. This is predominantly due to the conversion of the Triple-A buildings to residential use. For the neighborhood as a whole, 1,400 new units could result from conversion.
- Nearly all units replacing office uses are in mid- to high-rise residential structures of 20 to 500 housing units in high density zoning districts. These projects are mostly concentrated in the eastern half of the city: Rincon Hill, East SoMa, Showplace Square & Potrero Hill, Transbay, Mission and Downtown.
- These conversions of a number of *individual* office buildings reported here notwithstanding, taken together with other commercial developments in the pipeline as shown in Table 1, the overall result would still be a net addition of office space. As reported in Table 1, the net addition of office amounts to 10.3 million sq. ft. citywide.

INCLUSIONARY HOUSING

The San Francisco Planning Code § 415.5 contains the provisions for the Inclusionary Affordable Housing Program, requiring developments with 10 units or more to contribute to the development of housing affordable to middle-income households in the City. Project sponsors can mainly fulfill this requirement either by contributing to a fund, providing units on-site, dedicating land, or building on a different site.

The affordable housing pipeline can be thought of in stages: First, affordable housing production per the inclusionary program is a function of fees on market rate housing development and/or direct provision of affordable units. Such market rate development can be thought of as “parent projects,” leading to derived units now (on site) or later (through fees paid). The second stage, then, is when monies are pooled, a site identified, and the affordable housing built, typically by a non-profit developer. To stay with the parent analogy, these downstream projects may accordingly be thought of as “children.” For economy of scale reasons, there are relatively few--currently

Table 7. Inclusionary Housing Pipeline, by Type

| Type | Declaration | Projects | Total Units | BMR On-Site | BMR Off-Site |
|--------------------|-----------------------|------------|---------------|--------------|------------------|
| Parent | On Site Provision | 50 | 6,241 | 906 | - |
| | In Lieu Fee | 27 | 2,703 | - | 404 ¹ |
| | Off site (Future BMR) | 1 | 725 | - | 164 |
| | Land Dedication | 2 | 353 | - | - |
| | Combination | 8 | 6,706 | 370 | 36 |
| | Undeclared | 10 | 1,172 | - | 139 ² |
| Child | Stand-Alone BMR | 3 | 203 | - | - |
| Grand Total | | 101 | 18,103 | 1,276 | 743 |

Notes:

/1/ BMR unit counts are estimated at 15% of the Total unit count, assumed to be off site.

/2/ BMR unit counts are estimated at 12% of the Total unit count, assumed to be off site. Some of these may be on-site once a declaration is issued.

three--such projects. Conversely, 50 projects (Table 7, first row) will provide on-site affordable units. These projects, along with the BMR stand-alone projects, are shown on Map 2.

Map 2. Inclusionary Affordable Housing Pipeline, By Type and Size

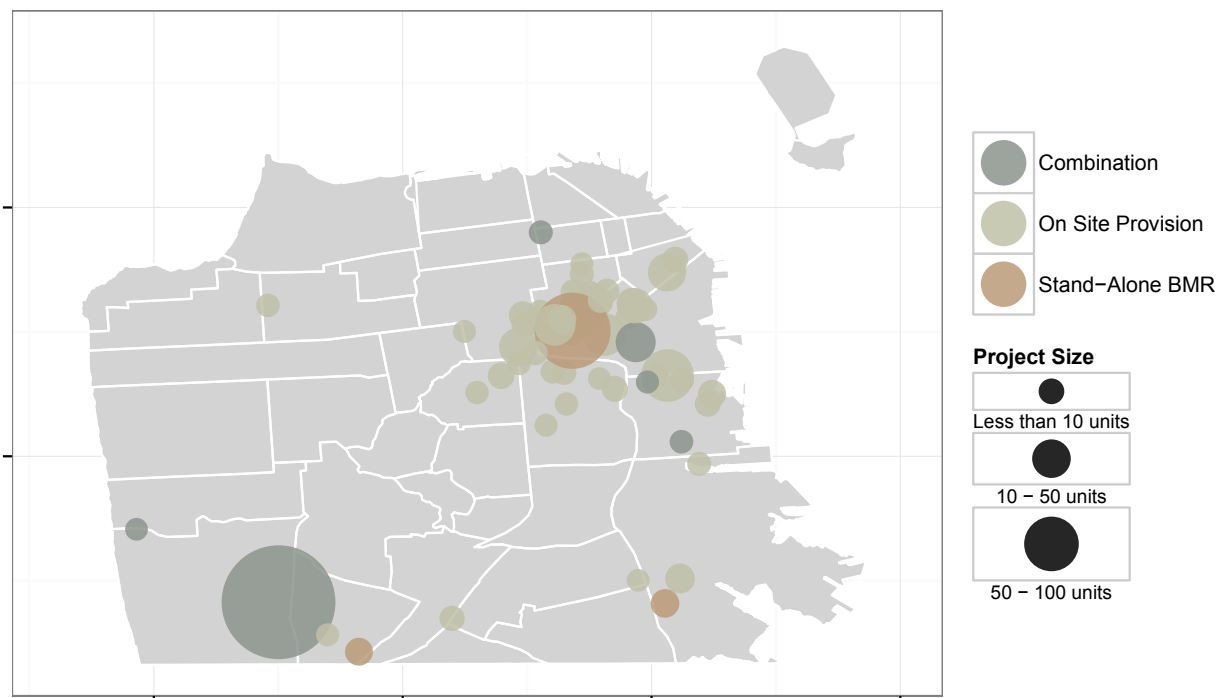
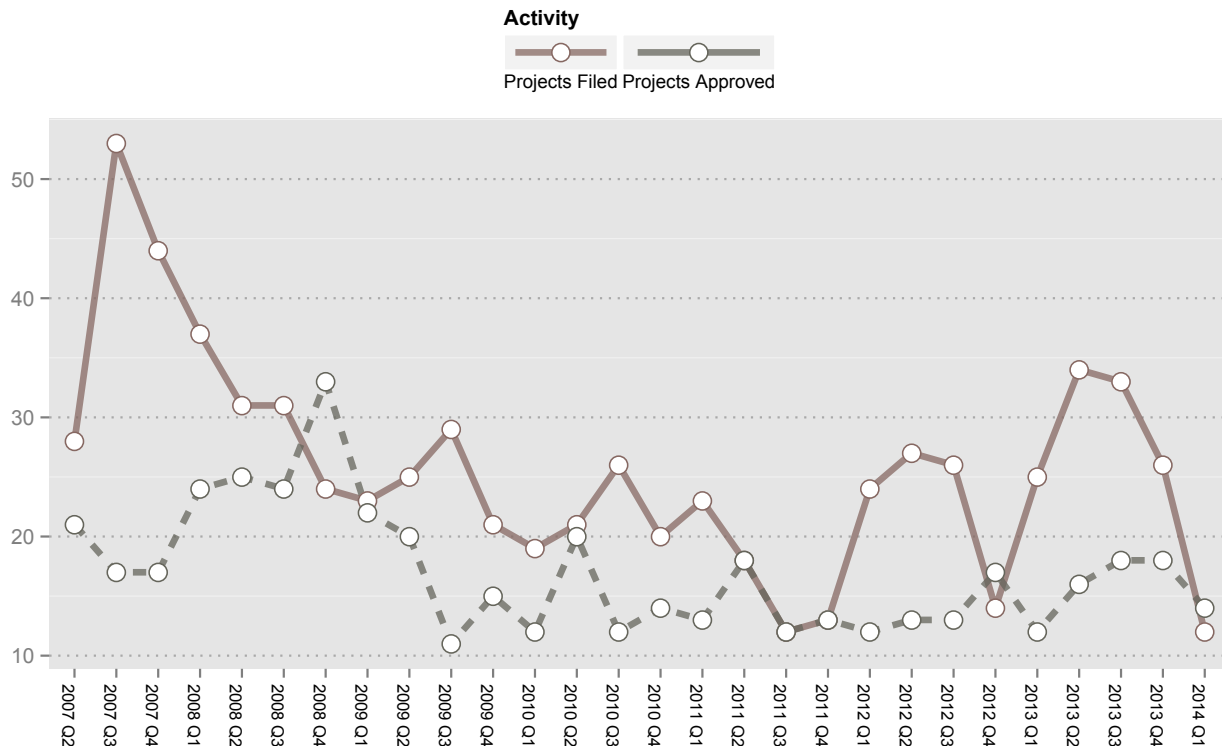


Figure 6. Pipeline Over Time: Projects Filed / Approved



RECENT ACTIVITY

Project Application Filings During q1 2014

A total of 12 planning applications were filed in the first quarter of 2014, down from 25 the same quarter a year before. Corresponding to these 12 projects is a count of 700 residential units and a small (185,000 sq. ft.) net loss of non-residential development.

Projects approved during any given quarter shows a time lag relative to the projects filed curve. A project is often approved in another quarter than the one in which it was filed, particularly for projects needing environmental review and/or conditional use authorization, while others are abandoned altogether before approval.

A few of the larger projects filed during the first quarter of 2014 include:

- At 1395 22nd Street, the proposed project includes the construction of a mixed-use building with 251 dwelling units, 30,000 sq.ft of PDR space, and 205 off-street parking spaces.
- At 1298 Howard Street, a proposed project contains 121 residential units, 10,050 square feet

of flex office / retail space. Also proposed is a pedestrian alley connecting Howard and Natoma Streets.

- At 2600 Arelious Walker Drive, a project would build a 5 story structure with 93 dwellings units.
- At 1075 Market Street, the project sponsor proposes to demolish the existing commercial building (former adult entertainment complex) and replace it with a new 8-story mixed use (retail and residential) building with approximately 7,500 square feet of retail space, 99 units and 24 parking spaces.
- At 1700 Market Street, a proposed project would remove an existing 2-story frame building and construct a new 7-story concrete building with 42 group housing units and ground floor retail.
- At 22 Franklin Street, a project would demolish the existing auto body shop building and construct a 8-story, 85-foot tall mixed use building including 24 dwelling units and 2,120 gross square feet of retail space along Franklin Street.
- At 2230 3rd Street, the proposed project would

result in the demolition of an existing commercial warehouse building (tire dealer) and construct a new 7-story mixed-use commercial and residential building with 37 units.

Completed Projects the past four quarters

Table 8 shows that the past four quarters resulted in a net addition of 2,710 units to the city's housing stock, while there was a slight loss of non-residential space. The median time to completion for these projects from the first filing was 46 months. Projects less than 10,000 sq. ft. had a median completion time of 33 months. Remarkably, once projects are larger than that, there is little variation in completion time as they grow in size and complexity: Those between 10,000 and 24,999 sq. ft., 25,000 - 249,999 sq. ft. had median completion times of 60 and 61 months, respectively, while larger projects (250,000 - 999,000 sq. ft.) took slightly *less*, at 59 months from the initial

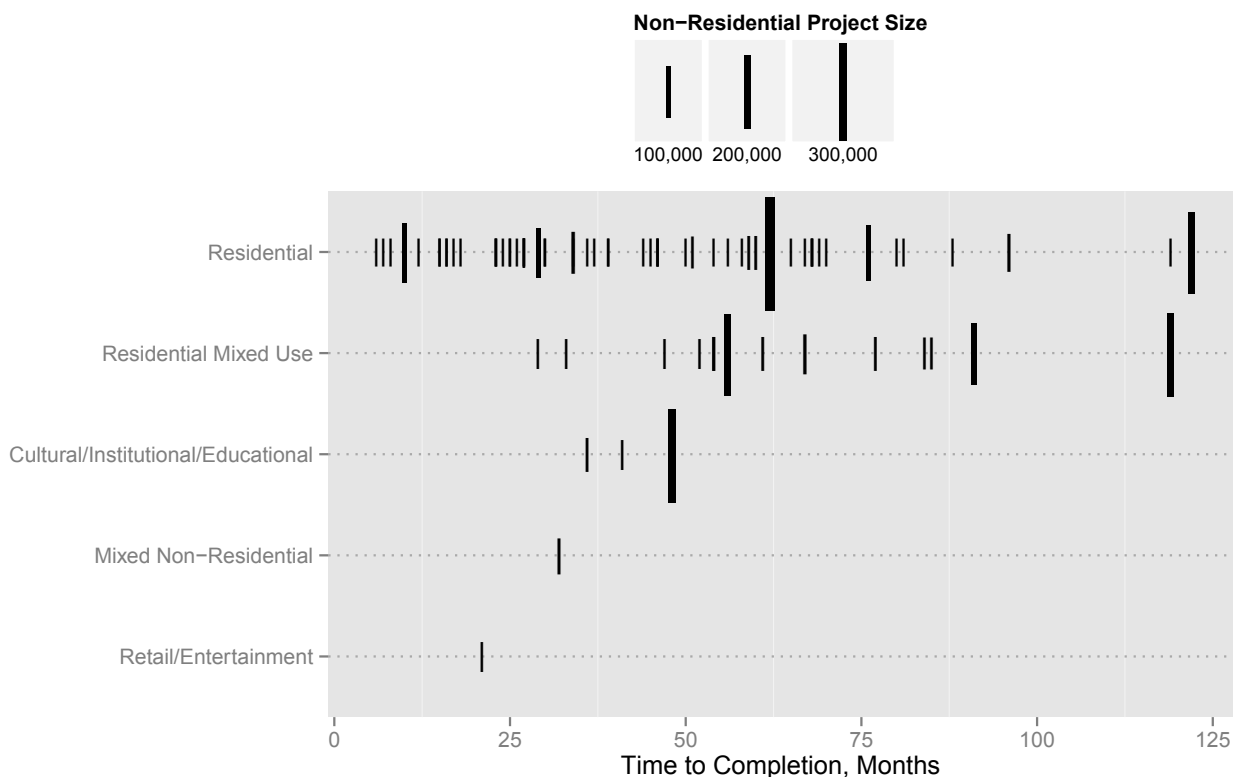
Table 8. Projects Completed Past Year, By Use Type

| Land Use | Projects | Net Units | Net Comm'l Sq. Ft. |
|--------------------|------------|--------------|--------------------|
| Mixres | 20 | 890 | -8,000 |
| Resident | 76 | 1,820 | -200,000 |
| CIE | 2 | 0 | 62,000 |
| MIPS | 2 | -20 | 309,000 |
| Grand Total | 100 | 2,690 | 163,000 |

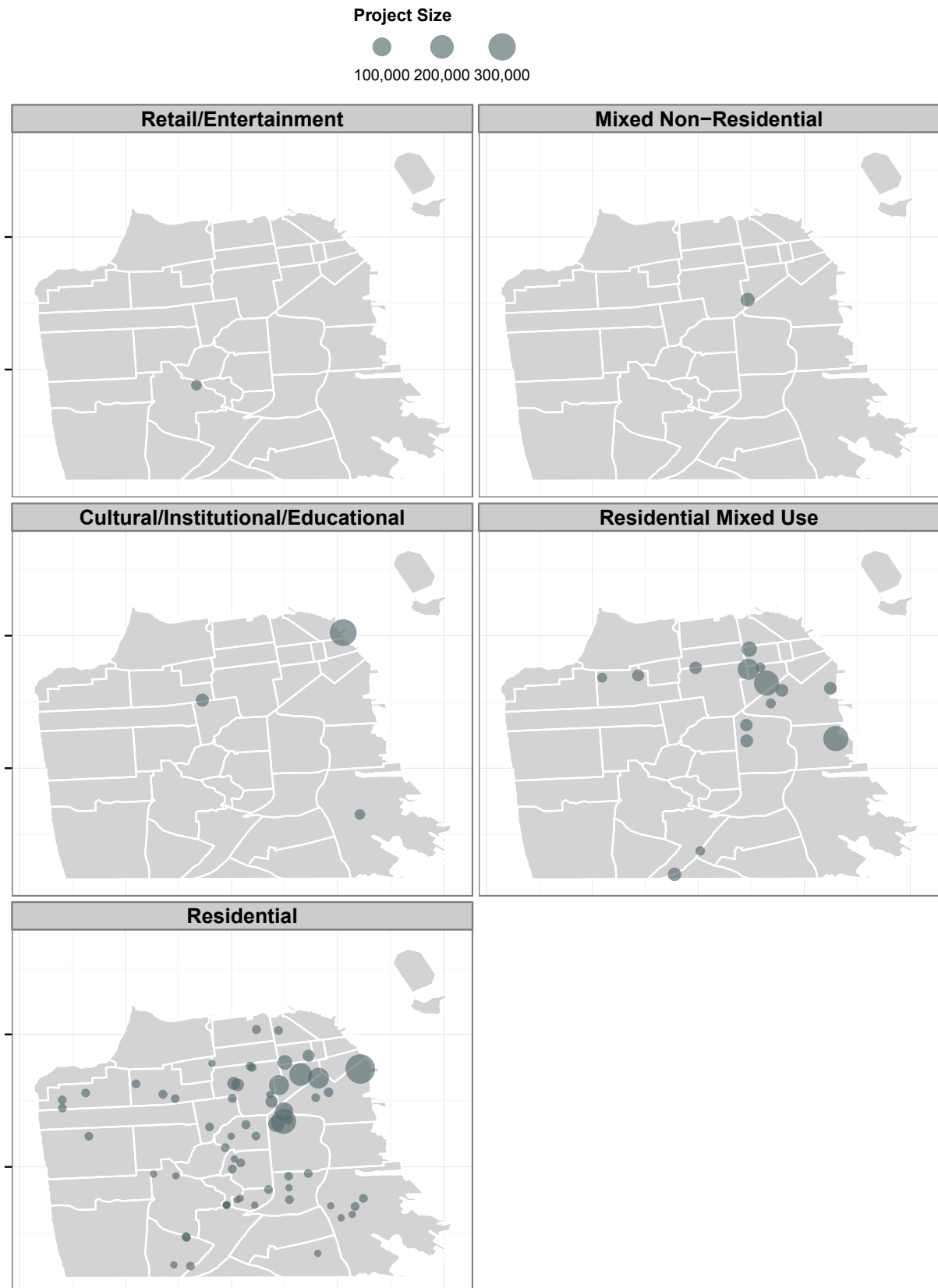
filing to project completion.⁷ These times may well reflect a strong recession effect on the current completion cohort. A project sponsor may well have delayed construction for several years due to market and/or financing considerations. Figure 7 plots each project on a timeline, by major category, with large projects emphasized by fat lines.

⁷ Certificates of Final Completions will occasionally lag the actual completion time and/or may be recorded on a different permit application finalizing work authorized per an older permit, so these figures should be taken as approximations.

Figure 7. Months to Completion from First Filing, By Use Type and Project Size



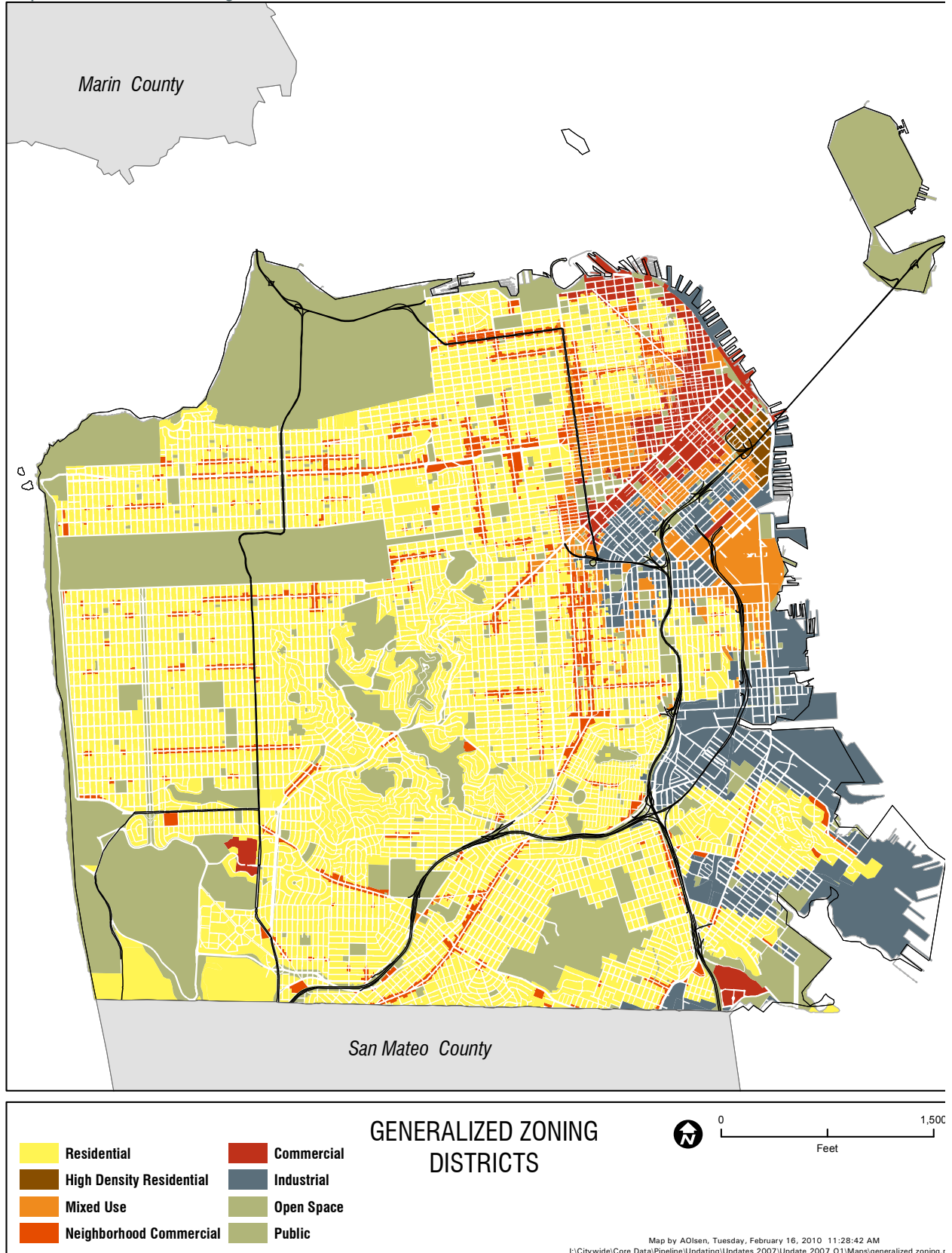
Map 3. Magnitude and Location of Past Year's Completed Development, by Major Land Use Type



Map 4. Neighborhood Designation for Pipeline Report



Map 5. Generalized Zoning Districts



DATA DICTIONARY

| PROJECT LOCATION | |
|------------------------------|--|
| Block Lot | Concatenated 4-digit assessor block + 3-digit assessor's lot Numbers |
| Address | Name and address of project. |
| Planning Neighborhood | Areas related to current planning efforts and roughly to city neighborhoods. |
| PROJECT STATUS | |
| Under Construction | Project is under construction. |
| BP Approved | DBI approved building permit. |
| BP Issued | Project sponsor has picked up approved building permit (proxy measure of under construction) |
| BP Reinstated | DBI reinstates a lapsed building permit (lapses after 1 year with no activity). |
| BP Filed | Application for building permit filed with DBI. |
| PL Approved | All Planning actions approved. |
| PL Filed | Project application filed with the Planning Department |
| Bestdate | 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 BESTSTAT = BP Filed). |
| DEVELOPMENT PROFILE | |
| Units | Net total dwelling units. |
| Net Comm'l Sq. Ft | Nonresidential gross square feet (GSF). Best interpreted as net new useable GSF with demolition of existing space subtracted (not total project gsf). |
| CIE | CIE or Cultural, Institutional, Educational includes educational services, social services, museums, zoos, and membership organizations. |
| MED | Medical includes health services offices and hospitals and laboratories throughout the City. |
| MIPS | MIPS is largely any activity where information is the chief commodity that is processed (managerial, information, professional, business services, multi-media). |
| PDR | 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 yards or open storage areas. |
| RETAIL/ENT | Retail Includes retail trade, amusement and recreation services, and personal services located throughout the City. |
| VISITOR | Visitor (or Hotel) includes hotels and other lodging located throughout the City. |
| Land Use | <p>This field summarizes in one word what type of project is being proposed. Apart from the commercial categories listed, this field includes</p> <ul style="list-style-type: none"> - Mixres (when both commercial and residential uses are proposed) - Mixed (when no residential use present and when multiple commercial uses are proposed and not one is dominating (>80% of commercial square feet) - Resident is used to denote any residential project where there is no commercial component. |

Quarter 1, 2014

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

| Block Lot | Address | District | Net Comm'l sq ft | Net Units | Land Use | Largest Comm'l | Best date |
|-----------|---------|----------|---------------------|--------------|----------|-------------------|-----------|
|-----------|---------|----------|---------------------|--------------|----------|-------------------|-----------|

CONSTRUCTION

| | | | | | | | |
|----------|--------------------------|------------------------|-------|-----|----------|------------|-----------|
| 3735063 | 222 02ND ST | TB Combo | 623k | 0 | MIPS | MIPS | 3/27/2014 |
| 4154001 | 1001 POTRERO AV | Showpl/Potrero | 419k | 0 | CIE | CIE | 2/10/2014 |
| 3710017 | 350 MISSION ST | TB Combo | 416k | 0 | MIPS | MIPS | 2/20/2014 |
| 0814020 | 100 VAN NESS AV | Market Octavia | -424k | 399 | Mixres | Retail/Ent | 3/26/2014 |
| 3749059 | 45 LANSING ST | Rincon Hill | -14k | 320 | Resident | --N/A-- | 3/27/2014 |
| 3765015 | One Rincon Hill Phase II | Rincon Hill | 0k | 312 | Resident | --N/A-- | 3/14/2014 |
| 3721122 | 535 MISSION ST | TB Combo | 296k | 0 | MIPS | MIPS | 3/27/2014 |
| 3732009 | 900 FOLSOM ST | East SoMa | 6k | 282 | Mixres | Retail/Ent | 3/13/2014 |
| 3701064 | 55 9TH ST | Downtown | 0k | 273 | Resident | --N/A-- | 12/9/2013 |
| 3717019 | 120 HOWARD ST | Downtown | 67k | 0 | MIPS | MIPS | 6/13/2012 |
| 0857001A | 218 BUCHANAN ST | Market Octavia | 0k | 191 | Resident | --N/A-- | 3/3/2014 |
| 3732008 | 260 05TH ST | East SoMa | -36k | 182 | Mixres | Retail/Ent | 3/31/2014 |
| 0831023 | MARKET OCTAVIA - PARC | Market Octavia | 4k | 182 | Mixres | Retail/Ent | 3/18/2014 |
| 7331003 | 800 Brotherhood Way | Park Merced | 0k | 182 | Resident | --N/A-- | 9/11/2012 |
| 3509043 | 104 9th Street | Downtown | -8k | 160 | Mixres | Retail/Ent | 3/14/2014 |
| 8711014 | 1110 04TH ST | South of Market, Other | 0k | 150 | Resident | --N/A-- | 3/26/2014 |
| 4991277 | 833-881 Jamestown | Candlestick | 0k | 14 | Resident | --N/A-- | 9/17/2007 |
| 0870003 | 100 BUCHANAN ST | Market Octavia | 0k | 116 | Resident | --N/A-- | 3/28/2014 |
| 3616007 | 2558 MISSION ST | Mission | 0k | 114 | Resident | --N/A-- | 3/27/2014 |
| 4045002 | 740 ILLINOIS ST and 2121 | Central Waterfront | -8k | 106 | Resident | --N/A-- | 4/1/2014 |
| 3704069 | 973 MARKET ST | Downtown | -53k | 100 | Mixres | Retail/Ent | 8/14/2008 |
| 3543011 | 2175 MARKET ST | Market Octavia | 6k | 88 | Mixres | Retail/Ent | 3/26/2014 |
| 0349001 | 101 GOLDEN GATE AV | Downtown | 12k | 90 | Resident | --N/A-- | 3/31/2014 |
| 4228158 | 1301 Indiana St | Central Waterfront | -10k | 71 | Mixres | Retail/Ent | 2/4/2014 |
| 0165021 | 235 BROADWAY | Northeast | 5k | 75 | Mixres | Retail/Ent | 3/26/2014 |
| 3789003 | 72 TOWNSEND ST | East SoMa | 0k | 74 | Resident | --N/A-- | 3/27/2014 |
| 3704015 | 942 MISSION ST | Downtown | 54k | 0 | Visitor | Visitor | 3/20/2014 |
| 0671006 | 1450 FRANKLIN ST | Western Addition | -24k | 69 | Resident | --N/A-- | 3/4/2014 |

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| Block Lot | Address | District | Net Comm'l sq ft | Net Units | Land Use | Largest Comm'l | Best date |
|-----------|------------------------|----------------------|---------------------|--------------|------------|-------------------|------------|
| 5281003 | 901 RANKIN ST | Bayshore | 58k | 0 | PDR | PDR | 3/28/2014 |
| 3725101 | 474 NATOMA STREET | Downtown | 0k | 55 | Resident | --N/A-- | 11/25/2013 |
| 0855011 | 4 OCTAVIA ST | Market Octavia | 4k | 49 | Mixres | Retail/Ent | 3/26/2014 |
| 3553054 | 1501 15TH ST | Mission | 8k | 40 | Mixres | Retail/Ent | 2/25/2014 |
| 3548032 | 1875 MISSION ST | Mission | -35k | 39 | Mixres | Retail/Ent | 3/28/2014 |
| 0595013 | 1645-1661 PACIFIC AV | Northeast | -27k | 38 | Resident | --N/A-- | 3/24/2014 |
| 3534069 | 25 DOLORES ST | Market Octavia | -19k | 37 | Resident | --N/A-- | 1/8/2014 |
| 0279011 | 1080 SUTTER ST | Downtown | 1k | 35 | Mixres | Retail/Ent | 1/14/2014 |
| 5943008 | 268 MADISON ST | South Central, Other | 25k | 1 | Mixres | Retail/Ent | 1/8/2014 |
| 7148040 | ONE CAPITOL AV | Ingleside, Other | 0k | 28 | Resident | --N/A-- | 9/17/2013 |
| 3752019 | 870 HARRISON ST | WSoMa | -6k | 26 | Mixres | Retail/Ent | 2/25/2014 |
| 0527002 | 2559 VAN NESS AV | Marina | -2k | 27 | Resident | --N/A-- | 3/26/2014 |
| 3548001 | 300 South Van Ness Ave | Mission | 20k | 0 | Retail/Ent | Retail/Ent | 3/7/2014 |
| 3980007 | 1717 17TH ST | Showpl/Potrero | 5k | 20 | Resident | --N/A-- | 3/28/2014 |
| 3965001 | 2401 16TH ST | Mission | 2k | 12 | Mixres | MIPS | 2/5/2014 |
| 7332005 | 700 BROTHERHOOD WY | Ingleside, Other | 0k | 11 | Resident | --N/A-- | 3/18/2014 |
| 6529012 | 3418 26TH ST | Mission | 0k | 11 | Resident | --N/A-- | 7/8/2013 |
| 4591C099 | 50 JERROLD AV | Bayshore | 0k | 34 | Resident | --N/A-- | 3/25/2014 |
| 8710007 | 718 LONG BRIDGE ST | Mission Bay | 0k | 263 | Resident | --N/A-- | 3/11/2014 |
| 4591C093 | 201 DONAHUE ST | Bayshore | 0k | 25 | Resident | --N/A-- | 3/28/2014 |
| 8724001 | UCSF Medical Center | Mission Bay | 1800k | 0 | MED | MED | 10/13/2010 |
| 4591C042 | 101 DONAHUE ST | Candlestick | 0k | 63 | Resident | --N/A-- | 3/18/2014 |
| 1127064 | 1816 EDDY ST | Western Addition | 0k | 19 | Resident | --N/A-- | 2/7/2014 |
| 4591C069 | 198 COLEMAN ST | HP Shipyard | 0k | 12 | Resident | --N/A-- | 3/24/2014 |
| 8719002 | 1351 03RD ST | Mission Bay | 264k | | MIPS | MIPS | 8/22/2013 |

BP ISSUED

| | | | | | | | |
|---------|-----------------|-------------|-------|-----|----------|---------|------------|
| 3720001 | TRANSBAY TOWER | TB Combo | 1743k | 0 | MIPS | MIPS | 9/27/2013 |
| 3746001 | 390 Main St | Rincon Hill | 0k | 669 | Resident | --N/A-- | 5/29/2013 |
| 3719010 | 181 FREMONT ST | TB Combo | 493k | 74 | Mixres | MIPS | 12/26/2013 |
| 3747320 | The Californian | Rincon Hill | -2k | 452 | Mixres | MIPS | 6/14/2013 |
| 3738004 | 280 BEALE ST | TB Combo | 0k | 479 | Resident | --N/A-- | 8/28/2013 |

Friday, June 13, 2014

Quarter 1, 2014 List, Page 2 of 9

| Block Lot | Address | District | Net Comm'l sq ft | Net Units | Land Use | Largest Comm'l | Best date |
|-----------|---------------------|------------------|---------------------|--------------|------------|-------------------|------------|
| 3756003 | 350 08TH ST | WSoMa | 57k | 408 | Mixres | Retail/Ent | 3/20/2014 |
| 3833002 | 1006 16TH ST | Showpl/Potrero | 0k | 393 | Resident | --N/A-- | 9/7/2012 |
| 8720016 | 1455 03RD ST | Mission Bay | 381k | 0 | MIPS | MIPS | 4/23/2010 |
| 3704071 | 949 Market Street | Downtown | 237k | 0 | Retail/Ent | Retail/Ent | 12/27/2012 |
| 3507039 | 1420 MISSION ST | Downtown | 12k | 190 | Resident | --N/A-- | 5/22/2013 |
| 3732150 | 240 05TH ST | East SoMa | 0k | 182 | Resident | --N/A-- | 8/27/2012 |
| 0794028 | 555 FULTON ST | Market Octavia | 0k | 139 | Resident | --N/A-- | 3/26/2014 |
| 0785029 | FWY PARCEL F | Market Octavia | 64k | 69 | Mixres | CIE | 11/26/2013 |
| 3510001 | 1415 MISSION ST | Downtown | 0k | 121 | Mixres | MIPS | 7/22/2013 |
| 5431A001 | 5800 03RD ST | Bayshore | 13k | 121 | Resident | --N/A-- | 12/13/2013 |
| 0757025 | 1100 GOLDEN GATE AV | Western Addition | 0k | 98 | Resident | --N/A-- | 6/26/2013 |
| 3731003 | 226 06TH ST | East SoMa | 5k | 37 | Mixres | Visitor | 12/10/2012 |
| 3834001 | 1000 16TH ST | Showpl/Potrero | 26k | 65 | Mixres | Retail/Ent | 9/7/2012 |
| 3973002C | 480 POTRERO AV | Mission | 0k | 77 | Resident | --N/A-- | 2/12/2014 |
| 3731001 | 200-214 6th St | East SoMa | 3k | 67 | Mixres | Retail/Ent | 1/30/2014 |
| 3788039 | 345 BRANNAN ST | East SoMa | 53k | 0 | MIPS | MIPS | 3/11/2014 |
| 0570011 | 1650 BROADWAY * | Marina | 0k | 34 | Resident | --N/A-- | 12/10/2012 |
| 3518006 | 248 - 252 09TH ST | WSoMa | 5k | 15 | Mixres | MIPS | 3/18/2014 |
| 3560001 | 2210 MARKET ST | Market Octavia | 2k | 22 | Mixres | Retail/Ent | 3/14/2012 |
| 3732071 | 468 CLEMENTINA ST | East SoMa | -0k | 25 | Resident | --N/A-- | 10/23/2013 |
| 3547027 | 80 JULIAN AV | Mission | 13k | 7 | Mixres | CIE | 10/27/2011 |
| 3617008 | 1050 VALENCIA ST | Mission | 0k | 15 | Mixres | Retail/Ent | 7/17/2013 |
| 3979001 | 444 DE HARO ST | Showpl/Potrero | 30k | 0 | Vacant | --N/A-- | 12/31/2013 |
| 4591C094 | 201 FRIEDEL ST | HP Shipyard | 0k | 12 | Resident | --N/A-- | 1/25/2013 |
| 4591C098 | 200 COLEMAN ST | HP Shipyard | 0k | 12 | Resident | --N/A-- | 11/26/2012 |
| 4591C095 | 401 INNES AV | Bayshore | 0k | 35 | Resident | --N/A-- | 4/16/2013 |
| 0757027 | 1239 TURK ST | Western Addition | 0k | 98 | Resident | --N/A-- | 6/26/2013 |
| 8711019 | 701 LONG BRIDGE ST | Mission Bay | 0k | 188 | Resident | --N/A-- | 3/26/2012 |

BP REINSTATED

| | | | | | | | |
|---------|--------------|------------------|------|----|--------|------------|------------|
| 0269028 | 350 BUSH ST | Downtown | 347k | 0 | MIPS | MIPS | 12/30/2013 |
| 1052024 | 2655 BUSH ST | Western Addition | -41k | 81 | Mixres | Retail/Ent | 6/27/2013 |

Friday, June 13, 2014

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| Block Lot | Address | District | Net Comm'l sq ft | Net Units | Land Use | Largest Comm'l | Best date |
|-----------|---------|----------|---------------------|--------------|----------|-------------------|-----------|
|-----------|---------|----------|---------------------|--------------|----------|-------------------|-----------|

BP APPROVED

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|---------|---------------------|----------------------|------|-----|----------|------------|-----------|
| 3911001 | 1 HENRY ADAMS ST | Showpl/Potrero | 15k | 560 | Resident | --N/A-- | 3/14/2014 |
| 1073013 | 800 PRESIDIO AV | Richmond | 10k | 50 | Mixres | CIE | 2/12/2014 |
| 6969011 | 5050 MISSION ST | South Central, Other | 0k | 61 | Resident | --N/A-- | 3/13/2014 |
| 4224015 | 1004 MISSISSIPPI ST | Showpl/Potrero | 0k | 28 | Resident | --N/A-- | 1/16/2009 |
| 0101004 | 1741 POWELL ST | Northeast | -12k | 18 | Mixres | Retail/Ent | 11/2/2012 |

BP Filed

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|----------|------------------------|------------------------|-------|-----|----------|------------|------------|
| 0694005 | CPMC Hosp Van Ness | Downtown | 702k | 0 | Mixed | CIE | 4/20/2012 |
| 3783001 | 801 BRANNAN ST | Showpl/Potrero | 8k | 557 | Mixres | Retail/Ent | 9/4/2013 |
| 3748006 | 340 FREMONT ST | Rincon Hill | -43k | 384 | Mixres | Retail/Ent | 8/3/2012 |
| 3553052 | 1979 MISSION ST | Mission | 0k | 351 | Resident | --N/A-- | 12/17/2013 |
| 3733008 | 250 4TH ST | South of Market, Other | 73k | 208 | Mixres | Visitor | 6/28/2013 |
| 4172022 | 1201-1225 TENNESSEE ST | Central Waterfront | -140k | 259 | Mixres | Retail/Ent | 12/23/2013 |
| 3794024 | 144 KING ST | East SoMa | 44k | 132 | Mixres | Visitor | 6/28/2013 |
| 3774026 | 270 BRANNAN ST | East SoMa | 154k | 0 | MIPS | MIPS | 12/17/2013 |
| 0811002 | 101 POLK ST | Downtown | 1k | 162 | Mixres | Retail/Ent | 8/13/2013 |
| 0283004A | 620 SUTTER ST | Downtown | -46k | 65 | Mixres | Visitor | 1/23/2013 |
| 3753106 | 923 FOLSOM STREET | East SoMa | -2k | 115 | Mixres | Retail/Ent | 11/20/2013 |
| 0667016 | 1545 PINE ST | Northeast | -23k | 107 | Mixres | Retail/Ent | 12/3/2013 |
| 4045003 | 2171 THIRD ST | Central Waterfront | -21k | 109 | Mixres | Retail/Ent | 6/21/2013 |
| 4041009 | 630 INDIANA ST | Central Waterfront | 0k | 111 | Resident | --N/A-- | 12/24/2013 |
| 4991600 | 101 EXECUTIVE PARK BL | Executive Park | 0k | 12 | Resident | --N/A-- | 10/25/2010 |
| 0836007 | 1554 MARKET ST | Market Octavia | 0k | 110 | Resident | --N/A-- | 11/22/2013 |
| 4102026 | 1300 22nd Street | Showpl/Potrero | -30k | 94 | Resident | --N/A-- | 12/9/2013 |
| 4884025 | 2600 ARELIOS WALKER | Bayshore | 0k | 93 | Resident | --N/A-- | 1/16/2014 |
| 3542039 | 2198 MARKET ST | Market Octavia | 5k | 87 | Mixres | Retail/Ent | 12/13/2013 |
| 0346003A | 101 HYDE ST | Downtown | -1k | 85 | Mixres | Retail/Ent | 6/27/2013 |
| 4352007 | 1301 CESAR CHAVEZ ST | Bayshore | 82k | 0 | MIPS | MIPS | 10/15/2007 |
| 3553008 | 490 SOUTH VAN NESS AV | Mission | -1k | 84 | Mixres | Retail/Ent | 10/5/2010 |

Friday, June 13, 2014

Quarter 1, 2014 List, Page 4 of 9

| Block Lot | Address | District | Net Comm'l sq ft | Net Units | Land Use | Largest Comm'l | Best date |
|-----------|-----------------------|----------------------|---------------------|--------------|----------|-------------------|------------|
| 4059009 | 2298 03RD ST | Central Waterfront | 14k | 69 | Mixres | Retail/Ent | 9/25/2013 |
| 0629037 | 2155 WEBSTER ST | Marina | 0k | 77 | Resident | --N/A-- | 11/22/2013 |
| 3962008 | 346 POTRERO AVENUE | Mission | 3k | 72 | Mixres | Retail/Ent | 11/20/2013 |
| 3736085 | 48 TEHAMA ST | TB Combo | 0k | 66 | Resident | --N/A-- | 7/12/2006 |
| 0165022 | 717 BATTERY ST | Northeast | 28k | 0 | MIPS | MIPS | 12/1/2008 |
| 2515001 | 2800 SLOAT BL | Outer Sunset | 10k | 56 | Resident | --N/A-- | 2/4/2014 |
| 3703086 | 570 JESSIE ST | Downtown | -15k | 47 | Resident | --N/A-- | 2/2/2006 |
| 0808039 | 450 HAYES STREET | Market Octavia | 3k | 41 | Mixres | Retail/Ent | 6/26/2013 |
| 3753081 | 345 06TH ST | East SoMa | 0k | 36 | Mixres | Retail/Ent | 7/16/2012 |
| 0837003 | 1 FRANKLIN ST | Market Octavia | 2k | 35 | Mixres | Retail/Ent | 12/3/2009 |
| 5992A060 | 495 CAMBRIDGE ST | South Central, Other | 0k | 35 | Resident | --N/A-- | 12/22/2010 |
| 3774072 | 85 FEDERAL ST | East SoMa | 26k | 0 | MIPS | MIPS | 6/20/2013 |
| 3727168 | 1145 MISSION ST | Downtown | 2k | 25 | Mixres | Retail/Ent | 6/9/2006 |
| 4792029 | 1212 THOMAS AV | Bayshore | 30k | 0 | PDR | PDR | 7/23/2008 |
| 0807010 | 580 HAYES ST | Market Octavia | 0k | 29 | Resident | --N/A-- | 12/9/2013 |
| 6944044 | 270 BRIGHTON AV | Ingleside, Other | 4k | 25 | Mixres | Retail/Ent | 8/30/2013 |
| 0028014 | 1255- 1275 COLUMBUS A | Northeast | -9k | 20 | Mixres | Retail/Ent | 6/14/2013 |
| 0512025 | 2353 LOMBARD ST | Marina | 1k | 21 | Mixres | Retail/Ent | 7/29/2010 |
| 2623006 | 376 CASTRO ST | Buena Vista | 2k | 24 | Mixres | Retail/Ent | 5/17/2013 |
| 3549064 | 1450 15TH ST | Mission | 0k | 23 | Resident | --N/A-- | 6/28/2013 |
| 3753096 | 233 SHIPLEY ST | East SoMa | 0k | 22 | Resident | --N/A-- | 1/24/2014 |
| 1368049 | 4614 CALIFORNIA ST | Richmond | 14k | 0 | Mixed | MIPS | 1/23/2007 |
| 0512026 | 2347 LOMBARD ST | Marina | 0k | 21 | Resident | --N/A-- | 1/29/2014 |
| 3546026 | 449 14th street | Market Octavia | 0k | 20 | Resident | --N/A-- | 3/17/2014 |
| 1051034 | 2320 SUTTER ST | Western Addition | 11k | 0 | MED | MED | 10/3/2013 |
| 0645003 | 1335 LARKIN ST | Northeast | 0k | 20 | Resident | --N/A-- | 3/10/2014 |
| 0832026 | 360 OCTAVIA ST | Market Octavia | 1k | 16 | Mixres | Retail/Ent | 10/1/2008 |
| 3821007 | 1150 16th Street | Showpl/Potrero | 1k | 15 | Mixres | Retail/Ent | 7/22/2011 |
| 3576090 | 3420 18TH ST | Mission | -4k | 16 | Resident | --N/A-- | 11/4/2013 |
| 0832025 | 300 OCTAVIA ST | Market Octavia | 0k | 16 | Resident | --N/A-- | 10/1/2008 |
| 1084001B | 1 Stanyan Street | Richmond | -2k | 13 | Mixres | Retail/Ent | 12/14/2007 |
| 3557062 | 200 DOLORES ST | Market Octavia | -8k | 13 | Resident | --N/A-- | 8/19/2008 |

| Block Lot | Address | District | Net Comm'l sq ft | Net Units | Land Use | Largest Comm'l | Best date |
|-----------|---------------|-------------|---------------------|--------------|----------|-------------------|------------|
| 3197010 | 1446 OCEAN AV | Balboa Park | -2k | 13 | Resident | --N/A-- | 10/31/2008 |
| 0843016 | 690 PAGE ST | Buena Vista | -2k | 12 | Resident | --N/A-- | 5/21/2013 |

PL APPROVED

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|----------|-------------------------|--------------------|-------|--------|----------|------------|------------|
| 4886008 | Bayview Waterfront | Candlestick | 4110k | 10,237 | Mixres | MIPS | 8/3/2010 |
| 7303001 | Parkmerced | Park Merced | 478k | 5,677 | Mixres | Retail/Ent | 5/25/2011 |
| 1939001 | Treasure Island | Treasure Island | 381k | 7,800 | Mixres | Retail/Ent | 3/15/2011 |
| 3708058 | Market Center | TB Combo | -103k | 134 | Mixres | MIPS | 12/5/2002 |
| 6575001 | CPMC - ST. LUKE'S HOSPI | Bernal Heights | 165k | 0 | Mixed | CIE | 7/11/2013 |
| 5262004 | 2095 Jerrold Ave | Bayshore | 128k | | PDR | PDR | 3/26/2010 |
| 3736074 | 41 TEHAMA ST | TB Combo | 0k | 398 | Resident | --N/A-- | 11/14/2013 |
| 3833001 | 1000 16TH ST | Showpl/Potrero | 0k | 385 | Resident | --N/A-- | 7/13/2012 |
| 3706093 | 706 MISSION ST | Downtown | 26k | 185 | Mixres | Retail/Ent | 7/31/2013 |
| 3722027 | 151 THIRD ST | Downtown | 67k | | CIE | CIE | 7/13/2010 |
| 3799001 | 601 TOWNSEND ST | Showpl/Potrero | 73k | 0 | MIPS | MIPS | 5/10/2012 |
| 0813007 | 1390 MARKET ST | Market Octavia | -2k | 230 | Mixres | Retail/Ent | 5/28/2009 |
| 0720038 | 1101 OFARRELL ST | Western Addition | -27k | 230 | Resident | --N/A-- | 9/13/2001 |
| 0201012 | 8 Washington Street | Northeast | 32k | 170 | Mixres | Retail/Ent | 6/19/2012 |
| 5431A043 | 5800 03RD ST | Bayshore | 0k | 188 | Resident | --N/A-- | 10/25/2012 |
| 0331010 | 168 EDDY ST | Downtown | 15k | 170 | Mixres | Retail/Ent | 3/26/2009 |
| 0238002 | 300 CALIFORNIA ST | Downtown | 59k | 0 | MIPS | MIPS | 12/5/2013 |
| 3788042 | 333 BRANNAN ST (aka 32 | East SoMa | 162k | 0 | MIPS | MIPS | 8/15/2013 |
| 0794015 | 746 LAGUNA ST | Market Octavia | 2k | 136 | Mixres | MIPS | 5/13/2010 |
| 0192014 | Chinese Hospital | Northeast | 68k | 0 | CIE | CIE | 7/12/2012 |
| 0250001 | 1401 CALIFORNIA ST | Northeast | -19k | 95 | Mixres | Retail/Ent | 12/15/2011 |
| 3767305 | 429 BEALE ST | Rincon Hill | -36k | 113 | Resident | --N/A-- | 5/14/2009 |
| 0340002 | 19-25 MASON ST & 2-16 | Downtown | 3k | 110 | Mixres | Retail/Ent | 3/4/2014 |
| 4060001 | 888 TENNESSEE ST | Central Waterfront | -36k | 110 | Mixres | Retail/Ent | 10/16/2013 |
| 3753079 | 363 06TH ST | East SoMa | -10k | 87 | Mixres | Retail/Ent | 10/3/2012 |
| 3180001 | 50 PHELAN AV | Balboa Park | 12k | 71 | Mixres | Retail/Ent | 7/12/2010 |
| 0327011 | 72 ELLIS ST | Downtown | 79k | | Visitor | Visitor | 3/25/2010 |
| 0629016 | 2155 Webster Street | Marina | 0k | 77 | Resident | --N/A-- | 5/1/2013 |

Friday, June 13, 2014

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| Block Lot | Address | District | Net Comm'l sq ft | Net Units | Land Use | Largest Comm'l | Best date |
|-----------|--------------------|----------------------|---------------------|--------------|----------|-------------------|------------|
| 3703012 | 527 STEVENSON ST | Downtown | -44k | 67 | Mixres | Retail/Ent | 1/10/2014 |
| 0619009 | 1800 Van Ness Ave. | Northeast | -1k | 62 | Mixres | Retail/Ent | 10/20/2011 |
| 0287013 | 300 Grant Ave. | Downtown | -20k | 45 | Mixres | Retail/Ent | 10/6/2011 |
| 0258033 | 500 PINE ST | Downtown | 57k | | MIPS | MIPS | 3/15/2001 |
| 3532091 | 245 VALENCIA ST | Market Octavia | 13k | 0 | CIE | CIE | 9/22/2011 |
| 3753008 | 374 5TH ST | East SoMa | 0k | 47 | Resident | --N/A-- | 12/20/2010 |
| 3785003 | 690 05TH ST | WSoMa | 32k | 0 | Visitor | Visitor | 6/17/2009 |
| 3980008 | 1717 17TH ST | Showpl/Potrero | -13k | 41 | Mixres | PDR | 7/15/2010 |
| 1029003 | 2901 California St | Western Addition | 16k | -3 | CIE | CIE | 6/16/2009 |
| 1450008 | 5400 GEARY BL | Richmond | -11k | 39 | Mixres | Retail/Ent | 4/25/2013 |
| 0570010 | 1622 BROADWAY | Marina | 0k | 34 | Resident | --N/A-- | 3/12/2009 |
| 2636025 | Crestmont Drive | Inner Sunset | 0k | 34 | Resident | --N/A-- | 3/7/2013 |
| 0620006 | 1601 LARKIN ST | Northeast | 0k | 28 | Resident | --N/A-- | 11/15/2013 |
| 3564091 | 2299 MARKET ST | Central | 7k | 18 | Mixres | Retail/Ent | 8/16/2010 |
| 3731101 | 42 HARRIET ST | East SoMa | 0k | 23 | Resident | --N/A-- | 12/20/2010 |
| 3596113 | 899 VALENCIA ST | Mission | 5k | 18 | Mixres | Retail/Ent | 5/26/2011 |
| 5457037 | 2895 SAN BRUNO AV | South Central, Other | 11k | 10 | Mixres | MIPS | 1/17/2013 |

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| | | | | | | | |
|---------|--------------------|------------------------|-------|-------|----------|------------|------------|
| 9900048 | Seawall Lot 337 | South of Market, Other | 1950k | 1,500 | Mixres | MIPS | 4/23/2013 |
| 6310001 | Sunnydale Hope SF | South Central, Other | 59k | 915 | Mixres | Retail/Ent | 4/28/2010 |
| 4167004 | Potrero Hope SF | Showpl/Potrero | 30k | 1,094 | Mixres | Retail/Ent | 6/30/2010 |
| 3777045 | 598 BRANNAN STREET | WSoMa | 662k | 0 | MIPS | MIPS | 8/23/2012 |
| 0342001 | 950 MARKET ST | Downtown | 170k | 305 | Mixres | Visitor | 11/19/2013 |
| 0244001 | 950 MASON STREET | Northeast | -295k | 160 | Mixres | Visitor | 2/11/2009 |
| 0814001 | 150 VAN NESS AVE | Market Octavia | -128k | 429 | Mixres | Retail/Ent | 10/25/2013 |
| 3949001 | 1200 17TH STREET | Showpl/Potrero | 66k | 200 | Mixres | MIPS | 4/4/2012 |
| 4105009 | 800 INDIANA STREET | Central Waterfront | -78k | 340 | Resident | --N/A-- | 10/10/2013 |
| 3954016 | 1301 - 16TH STREET | Showpl/Potrero | -39k | 276 | Resident | --N/A-- | 9/16/2013 |
| 0647007 | 1634-1690 PINE ST | Western Addition | 0k | 260 | Mixres | Retail/Ent | 7/17/2012 |
| 4167011 | 1395 22nd St | Showpl/Potrero | 0k | 251 | Resident | --N/A-- | 1/13/2014 |
| 0836002 | 1540 MARKET ST | Market Octavia | -13k | 180 | Mixres | Retail/Ent | 2/27/2009 |

Friday, June 13, 2014

Quarter 1, 2014 List, Page 7 of 9

| Block Lot | Address | District | Net Comm'l sq ft | Net Units | Land Use | Largest Comm'l | Best date |
|-----------|------------------------|------------------------|---------------------|--------------|------------|-------------------|------------|
| 3741031 | 75 HOWARD ST | South of Market, Other | 18k | 186 | Mixres | Retail/Ent | 1/13/2012 |
| 3507042 | 1400 MISSION ST | Downtown | 4k | 165 | Mixres | Retail/Ent | 4/8/2009 |
| 3702047 | 1125 MARKET ST | Downtown | 3k | 164 | Mixres | Retail/Ent | 12/18/2013 |
| 3786038 | 501-505 BRANNAN | East SoMa | 134k | 0 | MIPS | MIPS | 5/20/2013 |
| 3730015 | 1140 FOLSOM STREET | WSoMa | -9k | 128 | Mixres | Retail/Ent | 10/16/2013 |
| 3728019 | 1298 HOWARD STREET | WSoMa | 10k | 121 | Mixres | MIPS | 3/19/2014 |
| 3747012 | 325 FREMONT ST | Rincon Hill | 0k | 119 | Resident | --N/A-- | 5/2/2013 |
| 5231002B | 1995 EVANS AV | Bayshore | 65k | 0 | MIPS | MIPS | 3/21/2013 |
| 3703062 | 1075 MARKET ST | Downtown | -16k | 90 | Mixres | Retail/Ent | 2/12/2014 |
| 3994001C | 650 ILLINOIS ST | Central Waterfront | -15k | 97 | Resident | --N/A-- | 6/14/2012 |
| 4059001A | 815 TENNESSEE STREET | Central Waterfront | -32k | 88 | Resident | --N/A-- | 12/6/2013 |
| 3703079 | 1024 | Downtown | 1k | 83 | Mixres | Retail/Ent | 1/16/2014 |
| 3751029 | 750 HARRISON ST | East SoMa | -2k | 77 | Mixres | Retail/Ent | 9/17/2013 |
| 3774071 | 77 & 85 FEDERAL STREET | East SoMa | 55k | 0 | Mixed | MIPS | 3/26/2013 |
| 3519063 | 1335 FOLSOM ST | WSoMa | -6k | 65 | Resident | --N/A-- | 12/3/2013 |
| 4044013 | 777 TENNESSEE STREET | Central Waterfront | -16k | 59 | Resident | --N/A-- | 5/30/2013 |
| 0318020 | 651 GEARY ST | Downtown | -8k | 46 | Mixres | Retail/Ent | 2/25/2013 |
| 3730023 | 1174 FOLSOM ST | WSoMa | 10k | 42 | Mixres | MIPS | 7/29/2013 |
| 5696036 | 992 PERALTA AV | Bernal Heights | 0k | 50 | Resident | --N/A-- | 6/20/2013 |
| 0855016 | 1700 MARKET ST | Market Octavia | -2k | 42 | Mixres | Retail/Ent | 1/2/2014 |
| 3726103 | 114 07th Street | Downtown | -30k | 39 | Mixres | Retail/Ent | 8/14/2012 |
| 3115043 | 625 MONTEREY BL | Ingleside, Other | 21k | 0 | Retail/Ent | Retail/Ent | 5/26/2010 |
| 4059001C | 2230 3RD STREET | Central Waterfront | -3k | 37 | Mixres | Retail/Ent | 3/6/2014 |
| 4108017 | 901 TENNESSEE STREET | Central Waterfront | -9k | 39 | Resident | --N/A-- | 9/12/2013 |
| 0836011 | 22 FRANKLIN ST | Market Octavia | 9k | 28 | Mixres | Retail/Ent | 1/2/2014 |
| 0522002A | 2601 VAN NESS AV | Marina | 7k | 26 | Mixres | Retail/Ent | 8/28/2013 |
| 0166003 | 240 PACIFIC AV | Northeast | 1k | 31 | Mixres | Retail/Ent | 3/18/2014 |
| 3576001 | 2100 MISSION ST | Mission | -5k | 29 | Mixres | Retail/Ent | 9/21/2009 |
| 3575070 | 600 SOUTH VAN NESS AV | Mission | 1k | 27 | Mixres | Retail/Ent | 9/10/2013 |
| 3591024 | 793 SOUTH VAN NESS AV | Mission | 6k | 29 | Resident | Retail/Ent | 8/14/2012 |
| 0670024 | 1433 BUSH ST | Downtown | -4k | 26 | Mixres | Retail/Ent | 11/17/2009 |
| 3753095 | 233-237 SHIPLEY ST | East SoMa | -2k | 22 | Resident | --N/A-- | 7/10/2013 |

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| Block Lot | Address | District | Net Comm'l sq ft | Net Units | Land Use | Largest Comm'l | Best date |
|-----------|-----------------|----------------|---------------------|--------------|----------|-------------------|------------|
| 3753140 | 935 FOLSOM ST | East SoMa | -14k | 69 | Mixres | Retail/Ent | 4/19/2010 |
| 3511015 | 1532 HOWARD ST | WSoMa | -1k | 15 | Resident | --N/A-- | 11/19/2013 |
| 0506036 | 1727 LOMBARD ST | Marina | -16k | 14 | Resident | --N/A-- | 1/31/2012 |
| 3526005 | 520 9TH STREET | Showpl/Potrero | 0k | 12 | Resident | --N/A-- | 8/21/2013 |

ACKNOWLEDGEMENTS

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Edwin M. Lee

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**SAN FRANCISCO
PLANNING
DEPARTMENT**

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