Second Quarter 2013

San Francisco
PIPELINE REPORT

San Francisco Planning Department
August 2013

Cover Photo: AAA tower at 100 Van Ness, currently being converted to 400 housing units. Source: Aksel Olsen

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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. Projects in the pre-development stages are not included in the *Pipeline Report*.

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.

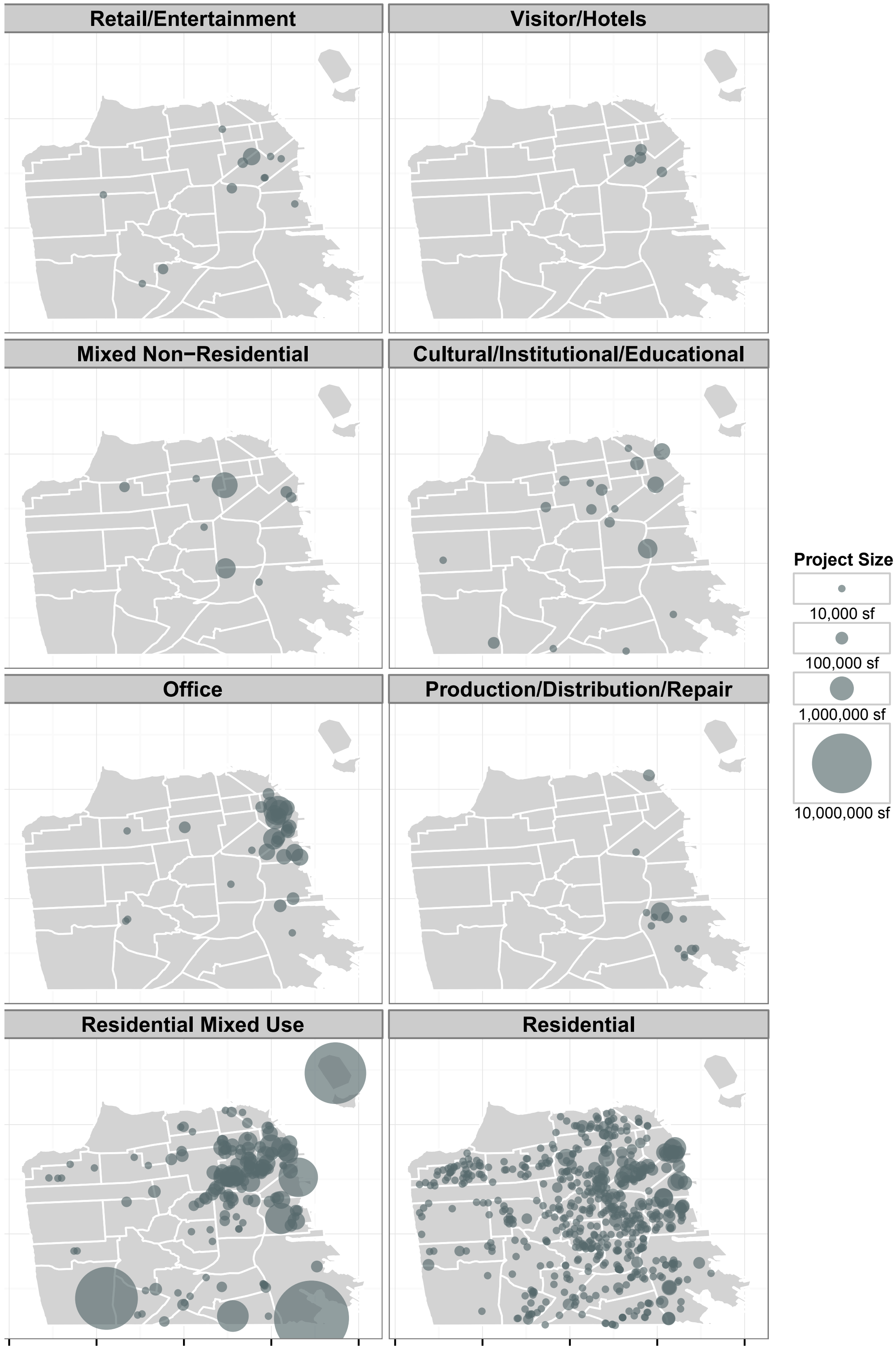
The Relevance of the Pipeline

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 June 30, 2013. 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 just above 800 projects in the pipeline. Of these, 69 percent are exclusively residential and 20 percent are mixed-use projects with both residential and commercial components. Only about one in 10 projects are non-residential developments without a residential component. Map 1 (left) gives the general location and magnitude of this development across is many stages.

A net total of 48,200 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 three 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 filings for new projects slowed down during the Great Recession of 2007-2009 and beyond, but has started to revover in earnest as evidenced by both new project applications as well as the construction of projects with dated entitlements. The "hot spot" for much of this development is in the Mid Market area.

Projects by Overall Status

Table 1 shows the following:

- Around 18 percent of all projects, representing 4,600 net added housing units and 620,000 sq ft of commercial space, are under construction.
- Around 24 percent of projects (with 4,000 net units and 2,010,000 sq. ft. 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 3,400 net new units and an addition of 3.8 million sq ft of commercial space) have filed building permit applications with the Department of Building Inspections. These projects have predominantly received entitlements by the Planning Department.
- Fourteen percent of the pipeline projects and 64 percent of the units have received Planning Department approvals. If and when constructed, these projects would add some 29,100 new units to the city's housing stock, and up to 5.6 million sq ft of commercial space. These projects now must secure building permits.
- Thirteen percent of projects, representing 7,100 units and 3.7 million commercial square feet are under initial Planning Department review.

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

Pipeline Status / Stage in the Development Process	Total No. of Projects	Net Housing Units	Net Comm'l Sq. Ft.	Net Commercial Gross Square Footage					
				CIE	Medical	Office	PDR	Retail	Visitor
Filed with Planning	99	7,070	3,082,000	-17,000	0	3,311,000	-385,000	519,000	-350,000
Approved by Planning	114	29,100	5,560,000	238,000	12,000	2,555,000	354,000	1,952,000	442,000
BP Filed	282	3,390	3,838,000	962,000	0	2,770,000	110,000	118,000	-121,000
BP Approved/Issued/ Re-Instated	165	4,030	1,762,000	22,000	-45,000	1,783,000	-59,000	72,000	-10,000
Construction	147	4,580	874,000	486,000	0	523,000	-237,000	32,000	59,000
Grand Total	807	48,180	15,115,000	1,690,000	-33,000	10,942,000	-218,000	2,692,000	20,000

Notes:
/1/ Housing units in all tables rounded to nearest 10 units unless noted.
/2/ Commercial square feet in all tables rounded to nearest 1,000 square feet.

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	6	0.7%	90	0.2%	18	9,480	27	19
Bernal Heights	37	4.6%	110	0.2%	3	164,620	24	12
Buena Vista	14	1.7%	130	0.3%	9	-20,010	22	26
BVHP Area A,B	32	4.0%	360	0.7%	13	421,440	18	10
Candlestick	1	0.1%	10,240	21.3%	10,237	4,110,000	1	1
Central	69	8.6%	110	0.2%	2	11,880	25	18
Central Waterfront	14	1.7%	800	1.7%	62	-188,900	15	31
Downtown	44	5.5%	3,930	8.2%	101	1,629,020	4	4
East SoMa	34	4.2%	1,480	3.1%	49	586,700	9	8
Executive Park	2	0.2%	190	0.4%	94	0	20	23
India Basin	1	0.1%	0	0.0%	4	-2,560	31	25
Ingleside, Other	31	3.8%	70	0.1%	2	36,620	29	15
Inner Sunset	29	3.6%	90	0.2%	3	5,250	28	21
Japantown	2	0.2%	0	0.0%	0	13,400	32	17
Marina	26	3.2%	240	0.5%	9	-20,690	19	27
Market Octavia	43	5.3%	2,410	5.0%	56	-312,980	6	32
Mission	67	8.3%	930	1.9%	14	-81,420	13	28
Mission Bay	5	0.6%	590	1.2%	118	959,940	16	5
Northeast	44	5.5%	850	1.8%	19	-188,410	14	30
Other S Bayshore	12	1.5%	120	0.2%	11	6,460	23	20
Outer Sunset	22	2.7%	100	0.2%	4	19,300	26	16
Park Merced	1	0.1%	5,680	11.8%	5,677	478,380	3	9
Richmond	77	9.5%	180	0.4%	2	46,000	21	14
Rincon Hill	8	1.0%	2,370	4.9%	296	-124,950	7	29
Showpl/Potrero	40	5.0%	2,950	6.1%	74	594,510	5	7
South Central, Other	62	7.7%	1,210	2.5%	20	120,970	12	13
South of Market, Other	5	0.6%	2,040	4.2%	511	2,050,560	8	3
TB Combo	12	1.5%	1,340	2.8%	112	3,635,760	10	2
Treasure Island	1	0.1%	7,800	16.2%	7,800	381,000	2	11
VisVal	3	0.4%	10	0.0%	4	-1,250	30	24
Western Addition	38	4.7%	1,240	2.6%	33	5,150	11	22
WSoMa	25	3.1%	520	1.1%	24	769,590	17	6
Grand Total	807	100.0%	48,180	100.0%	25,380	15,114,860		

Amount and Type of Net New Commercial Space

Projects in the current pipeline as noted also represent a potential net addition of 15.7 million sq ft of commercial development that would result in the following land use inventory *changes*:

- 10.9 million sq ft of office space
- 2.7 million sq ft of retail space
- 20,000 sq ft of visitor-serving uses, such as hotels or hostels.
- 1.7 million sq ft of cultural, institutional, educational (CIE) and medical space
- An overall loss of around 200,000 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 almost 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.

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. First let us turn to the residential pipeline. Residential and non-residential projects are shown in separate panels.

Residential Pipeline

Figure 2 and Figure 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 Downtown Residential and Downtown Commercial zone classes. While these projects tend to be much larger than those in other district categories, 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 homogenous, 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

Figure 2. Residential Pipeline Size Distribution, by Zoning Category

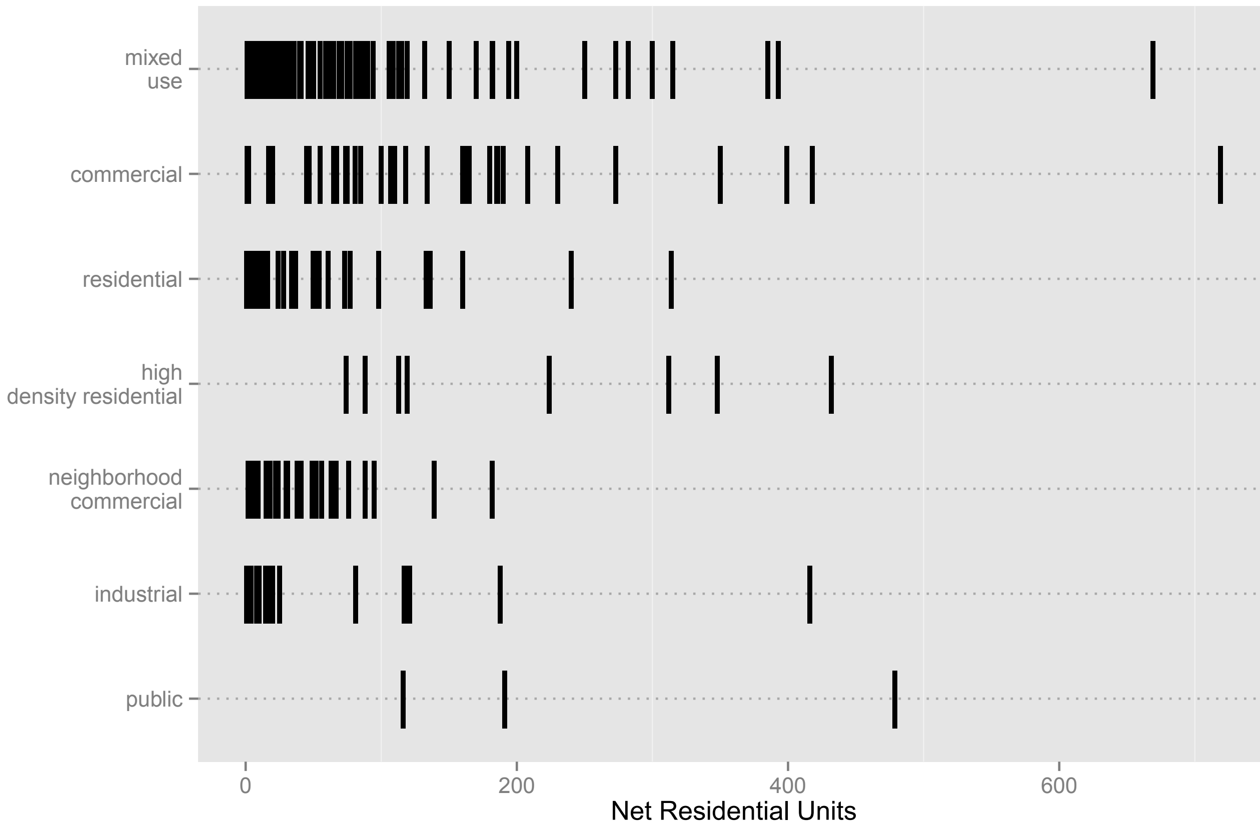
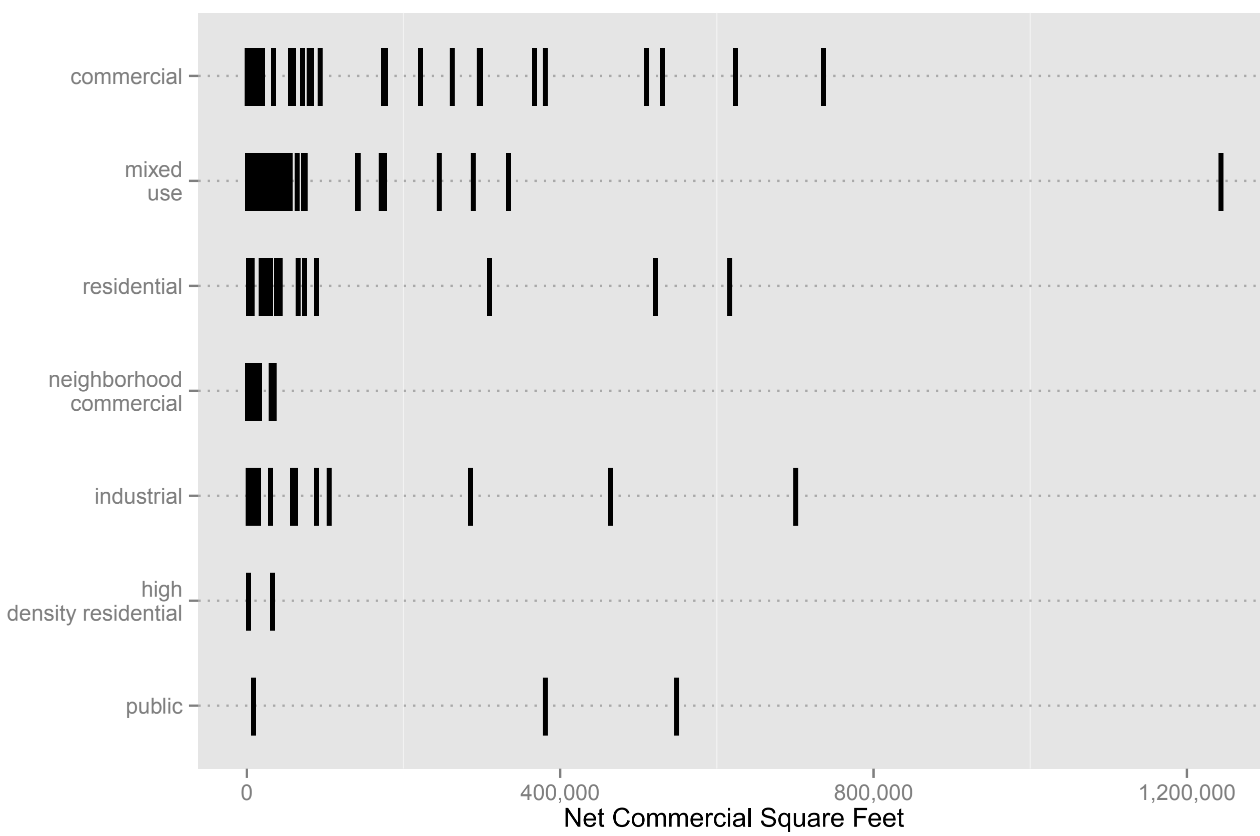


Figure 3. Non-Residential Pipeline Size Distribution, by Zoning Category



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.

is at Candlestick Point, and the Treasure Island redevelopment project.[1] These projects could add more than 18,200 units.

Residential projects on *residentially* zoned lots, representing the largest number of projects, account for 10,200 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 Sunnydale 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 more than 90 percent of the residential projects. Only a handful are larger and thus account for the majority of units.

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.

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	23	3,412	619,930	0	0	291,000	-77,000	395,000	11,000
	C-3	31	1,870	2,360,080	102,000	0	1,899,000	2,000	187,000	170,000
Neighborhood Commercial	NC	21	277	-31,930	0	0	4,000	-42,000	6,000	0
	NCT	20	850	59,380	13,000	0	1,000	-2,000	42,000	5,000
Industrial	C-M	1	117	300	0	0	2,000	-4,000	2,000	0
	M	6	1,928	2,006,750	44,000	0	1,700,000	13,000	250,000	0
	PDR	18	88	a	0	0	247,000	137,000	14,000	0
	SLI	6	19	671,170	0	0	695,000	-33,000	10,000	0
	SLR	15	512	69,410	0	0	12,000	-4,000	60,000	-4,000
	CRNC	1	0	68,010	68,000	0	0	0	0	0
Mixed Use	MUG	2	122	-29,610	0	0	0	0	3,000	-32,000
	MUO	9	132	639,380	0	0	613,000	-70,000	41,000	50,000
	MUR	13	1,129	-88,660	0	0	-16,000	-97,000	24,000	0
	NC	81	897	65,530	10,000	-45,000	104,000	-19,000	32,000	-16,000
	NCT	23	813	-4,640	73,000	0	6,000	-72,000	-22,000	0
	RC	21	1,701	663,540	924,000	0	-50,000	38,000	-20,000	-228,000
	RED	7	56	-4,380	0	0	0	-4,000	0	0
	RSD	2	23	-6,120	0	0	0	-6,000	0	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	34	2,773	12,140	0	0	212,000	-270,000	70,000	0
	MB	5	738	578,950	0	0	562,000	0	17,000	0
	CCB	1	1	0	0	0	0	0	0	0
Public	P	8	18,823	6,661,520	428,000	0	4,456,000	394,000	1,043,000	341,000
Residential	RH	352	748	200,990	-16,000	0	215,000	-10,000	28,000	-16,000
	RM	66	9,135	318,460	54,000	12,000	84,000	0	469,000	-300,000
	RTO	30	236	-24,820	-8,000	0	-21,000	-19,000	24,000	0
High Density Residential	DTR	8	1,774	-124,950	0	0	-66,000	-71,000	12,000	0
Grand Total		807	48,176	15,114,870	1,690,000	-33,000	10,942,000	-218,000	2,692,000	20,000

The mixed use districts, a diverse group ranging from Eastern Neighborhoods districts to Chinatown, account for 8,300 units in 201 projects.

Residential projects on downtown commercial zoned lots would add 5,300 new units in 53 projects, although some of these may be commercial only projects.

Another 2,700 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 3).

Projects in neighborhood commercial districts would add 1,100 units in 41 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 are thus large, averaging more than 250 net units per project.

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 748 net units) in the pipeline. Projects on RM-zoned (multi-family) lots, in turn, account for 8 percent of projects and 19 percent of units, again largely because of a large project, the Parkmerced Redesign 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 districts[2]; thus the majority of commercial space are proposed to be added in these land classes.

The commercial pipeline in general is characterized by 82 projects, but also 154 mixed use projects which contain both residential and non-residential components. The commercial component in the 154 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 in areas currently zoned public[3]. Development here would add some net 6.7 million square feet, or 42 percent of all proposed commercial development, in just 8 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 3 million square feet in 54 projects. The mixed use districts account for a larger *number* of projects (even if this count may include projects that are exclusively residential) totalling 1.9 million square feet. The remaining districts account for only a minor portion of non-residential development.

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

Residential Pipeline by Project Size

Table 4 shows the residential pipeline by neighborhood, and offers detail on the project size.[4]

Different areas exhibit different project size distributions. 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 Transbay and Rincon Hill. Conversely, for Inner Sunset, the largest addition come in projects of two to nine units and single family projects. For

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.

4 In most cases this is measures the number of units in the building. However, a handful of projects include more than one building thus making this accounting an approximation.

the city as a whole, three out of every four units could come in a relative small number of projects or development programs containing more than 250 units, while the overwhelming majority of areas have a size distribution that is leaning more on the smaller end of the spectrum, suggesting the relative geographic concentration of proposed development.

Small scale, in-fill projects make up the bulk of pipeline projects, but account for a minority of units: More than two thirds of the residential projects would entail buildings with 10 units or less, while half the projects include three units

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	10	13	0	71	0	0	94	28
Bernal Heights	12	55	0	0	50	0	0	117	25
Buena Vista	0	28	28	24	56	0	0	136	23
BVHP Area A,B	4	28	0	0	73	309	0	414	18
Candlestick	0	0	0	0	0	0	10,500	10,500	1
Central	16	126	18	0	0	0	0	160	22
Central Waterfront	2	13	16	40	228	215	300	814	15
Downtown	0	25	17	283	477	1,686	1,410	3,898	4
East SoMa	2	28	42	192	304	610	282	1,460	10
Executive Park	0	0	0	0	81	107	0	188	21
India Basin	0	4	0	0	0	0	0	4	31
Ingleside, Other	14	29	11	28	0	0	0	82	29
Inner Sunset	9	33	25	34	0	0	0	101	27
Marina	4	43	25	116	77	0	0	265	19
Market Octavia	1	55	61	232	302	1,422	399	2,472	6
Mission	4	148	89	135	288	308	0	972	13
Mission Bay	0	0	0	0	0	0	588	588	16
Northeast	1	86	18	117	232	443	0	897	14
Other S Bayshore	4	9	0	0	106	0	0	119	24
Outer Sunset	4	29	16	0	55	0	0	104	26
Park Merced	0	0	0	0	0	0	8,898	8,898	2
Richmond	6	177	13	0	50	0	0	246	20
Rincon Hill	0	0	0	0	88	456	1,825	2,369	7
Showpl/Potrero	1	69	27	89	159	200	2,478	3,023	5
South Central, Other	20	99	22	55	122	0	1,700	2,018	9
South of Market, Other	0	0	0	0	0	544	1,500	2,044	8
TB Combo	0	0	0	0	140	372	829	1,341	11
Treasure Island	0	0	0	0	0	0	8,619	8,619	3
VisVal	0	16	0	0	0	0	0	16	30
Western Addition	6	59	12	32	248	240	564	1,161	12
WSoMa	4	30	53	42	0	0	416	545	17
Grand Total	114	1,199	506	1,419	3,207	6,912	40,308	53,665	

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

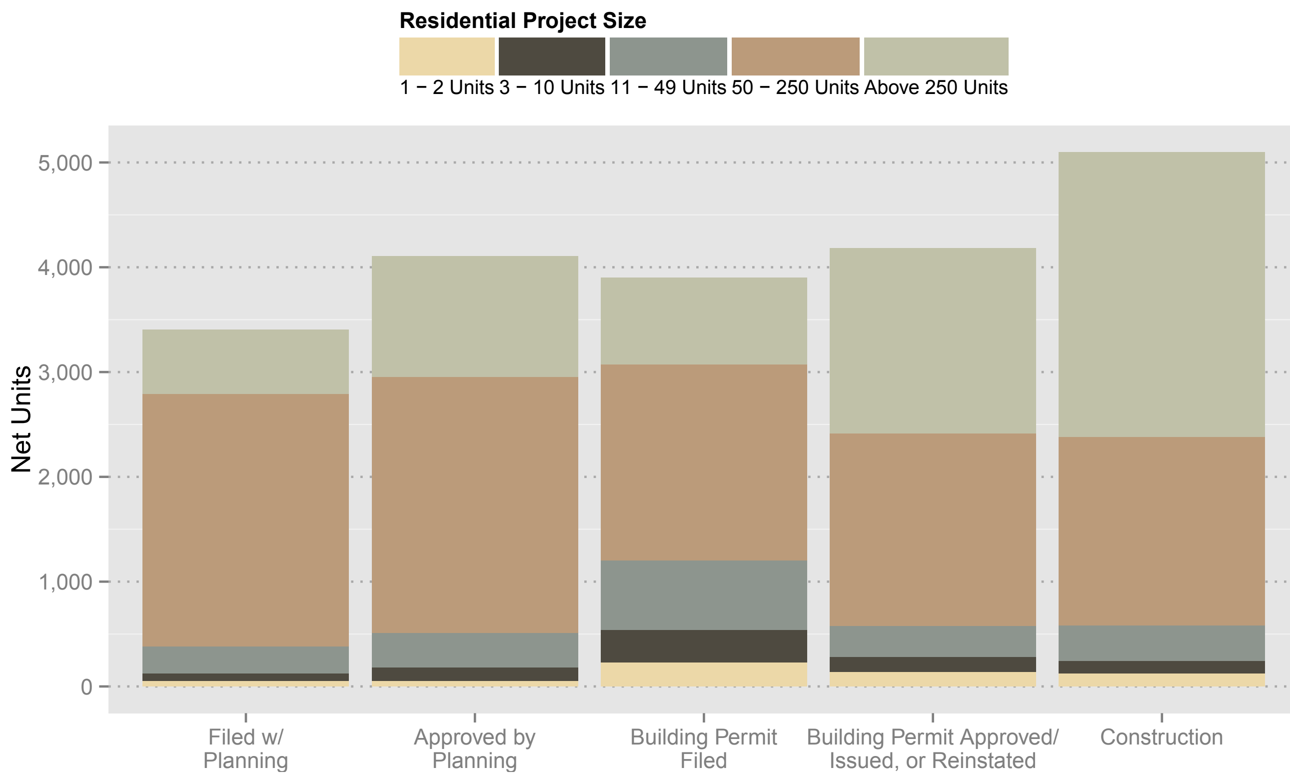
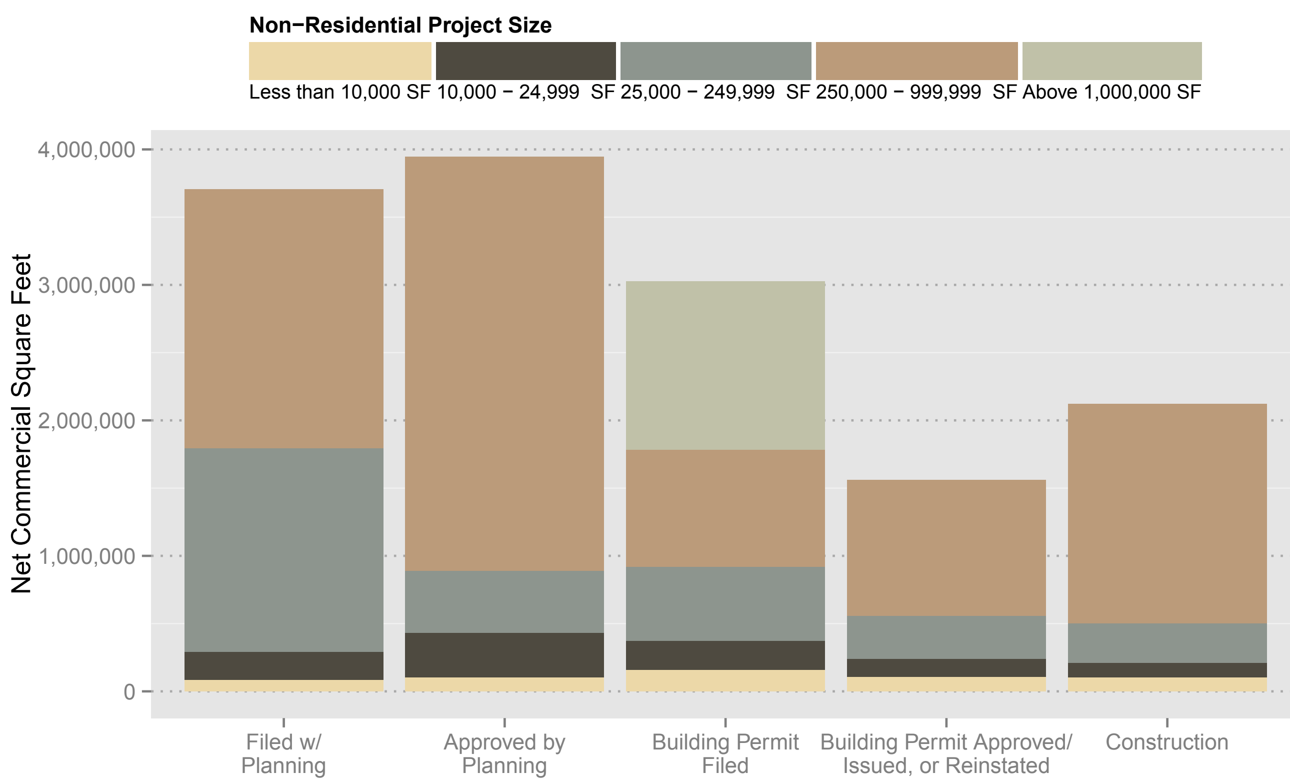


Figure 5. Non-Residential Pipeline, by Status & Building Size



Note: Figure 4 and Figure 5 show each project plotted along an axis showing project size, by general zoning type. Projects plotted are truncated to the 99th percentile for readability.

or less. Summing the bottom half of all pipeline projects would contribute 2,900 units, or six percent of the total number of pipeline units. Areas where these small projects are typical include areas like Richmond, Ingleside, Inner Sunset, and Central

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 2 shows the residential pipeline by building size and pipeline status. The residential pipeline shows that:

- Of the 1,600 units with building permits approved, two thirds of the units are in buildings of 100 units and above.
- 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 o 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 Space to Residential Use[5]

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 34 projects. These projects represent approximately ten percent with or 3,000 units and 3,400 units, respectively, of the 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 700,000 sq ft of PDR space would be lost to conversion or demolition.[6] It would be replaced with residential units (3,000) and/or other commercial uses.
- Most of the PDR to residential conversions are found in Central Waterfront, East SoMa and Mission districts, accounting together for more than two thirds of the overall loss. The loss of PDR space in these neighborhoods would in turn bring in 1,900 net new housing units.

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 6shows that Market Octavia could see a loss of nearly 500,000 square feet of office. This is predominantly due to one particularly large conversion of the Triple-A building to residential use. For the neighborhood as

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 6) and office space (Table 7).
6 Table 6 shows only projects that include the conversion or loss of PDR space to residential use. Other, separate projects proposing to add PDR space not involving conversion or demolition of PDR space are not counted in this table. Table 1 shows a net loss of 325,000 sq ft as it is a net tally of all projects that add, convert or demolish PDR space while this table only counts loss.

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

Neighborhood	Projects	Percent	Net Units	Percent	PDR Net	Percent	Avg Units / Project	Avg Loss / New Unit
BVHP Area A,B	1	2.0%	10	0.3%	-3,900	0.5%	10	-490
Central Waterfront	6	12.2%	630	20.9%	-152,200	20.8%	105	-240
Downtown	3	6.1%	230	7.6%	-64,100	8.7%	77	-280
East SoMa	11	22.4%	570	18.9%	-94,500	12.9%	52	-170
India Basin	1	2.0%	0	0.0%	-2,600	0.4%	0	-650
Market Octavia	2	4.1%	120	4.0%	-20,900	2.9%	60	-180
Mission	12	24.5%	390	12.9%	-128,700	17.6%	33	-330
Northeast	2	4.1%	150	5.0%	-39,300	5.4%	75	-260
Richmond	2	4.1%	10	0.3%	-3,000	0.4%	5	-330
Rincon Hill	2	4.1%	550	18.2%	-70,900	9.7%	275	-130
Showpl/Potrero	3	6.1%	300	9.9%	-130,300	17.8%	100	-430
Western Addition	1	2.0%	30	1.0%	-9,100	1.2%	30	-280
WSoMa	3	6.1%	40	1.3%	-13,800	1.9%	13	-360
Grand Total	49	100.0%	3,020	100.0%	-733,200	100.0%	62	-240

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

Neighborhood	Projects	Percent	Net Units	Percent	Office Net	Percent	Avg Units / Project	Avg Loss / New Unit
Downtown	7	20.6%	500	14.8%	-245,600	21.7%	71	-500
East SoMa	2	5.9%	150	4.4%	-6,700	0.6%	75	0
Inner Sunset	1	2.9%	20	0.6%	-2,200	0.2%	20	-100
Market Octavia	6	17.6%	1,030	30.5%	-474,900	42.0%	172	-500
Northeast	3	8.8%	140	4.1%	-33,000	2.9%	47	-200
Rincon Hill	3	8.8%	700	20.7%	-90,400	8.0%	233	-100
Showpl/Potrero	2	5.9%	140	4.1%	-28,200	2.5%	70	-200
South Central, Other	2	5.9%	10	0.3%	-3,900	0.3%	5	-400
South of Market, Other	1	2.9%	210	6.2%	-20,800	1.8%	210	-100
TB Combo	2	5.9%	250	7.4%	-192,300	17.0%	125	-800
Western Addition	3	8.8%	240	7.1%	-30,700	2.7%	80	-100
WSoMa	2	5.9%	10	0.3%	-2,400	0.2%	5	-200
Grand Total	34	100.0%	3,380	100.0%	-1,131,100	100.0%	99	-300

a whole, 1,000 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 11 million sq. ft. citywide.

Past Year Activity

Project Application Filings

Table 7 shows that a total of 32 planning applications were filed in the last quarter of 2013, up from 24 a year before. Corresponding to these 32 projects are some 2,000 residential units and 2.6 million square feet of non-residential commercial development. This represents a clear increase and signals increased interest in new development, both residental and commercial types. Due to the relatively long time it takes to entitle and build a project, there is, as seen in this report, still a significant reservoir of projects in the pipeline from before the recession, and as markets improve further we will see more of these enter the construction phase.

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 second quarter of 2013 include:

- At Seawall lot 337/Pier 48 (Mission Rock, the proposed project includes a mixed-use development, including open space, commercial, residential, retail and parking. The project would include approximately 3,600,000 sf of development including 1,700,000 sf of commercial use including office space, 650 to 1,500 residential units, 150,000 to 250,000 sf of retail or entertainment use, 700 accessory parking space, and a parking structure with 2,300 parking stalls. The project would also involve the rehabiliation and reuse of Pier 48.
- At 2101 & 2155 Webster Street, the proposed project is to renovate an existing office building and dental school into 66 dwelling units. Additionally, the proposed project would construct 11 dwelling units (townhouses) in four buildings on the existing surface parking lot, for a total of 77 residential units. The project would retain the existin surface parking lot and would provide 8,069 sf of common open space.
- At 1201-1225 Tennessee Street, the existing commercial structure is to be demolished and replaced with a six story mixed use building including approximately 300 dwelling units and 5,000 square feet of retail.
- At 923 Folsom Street, a proposed project would include demolition of an existing 3,750 sq.ft., 3-story commercial office building related to MTR Western Bus Station and construction of a four and eight story, 114 unit mixed-use residential building with approximately 1,800 sq ft of ground floor commercial space and below grade stacked residential parking with 87 off-street parking spaces (including one car share space).
- At 1550 Market Street, the demolition of two existing buildings and the construction of a new 12-story residential tower with 109 dwelling units, 4,560 sq ft of ground floor commercial space, 105 bicycle parking spaces, a car share space, 28 off-street parking spaces, and a landscaped roof deck.
- At 815 - 825 Tennessee Street, the proposed project would result in the demolition of the two-story 815-825 Tennessee buildings, retaining the brick facade on the corner of

Figure 6. Pipeline Project Applications Filed and Approved with the Planning Department, by Quarter

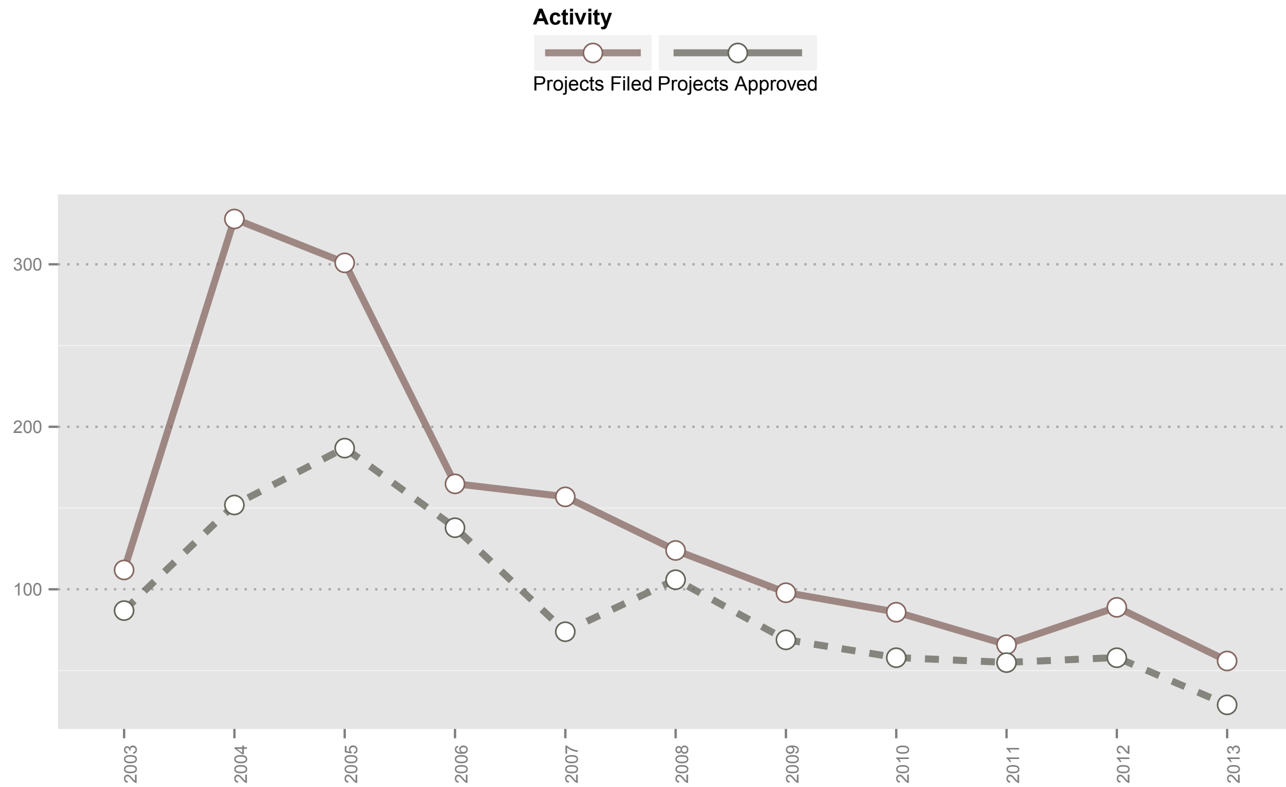
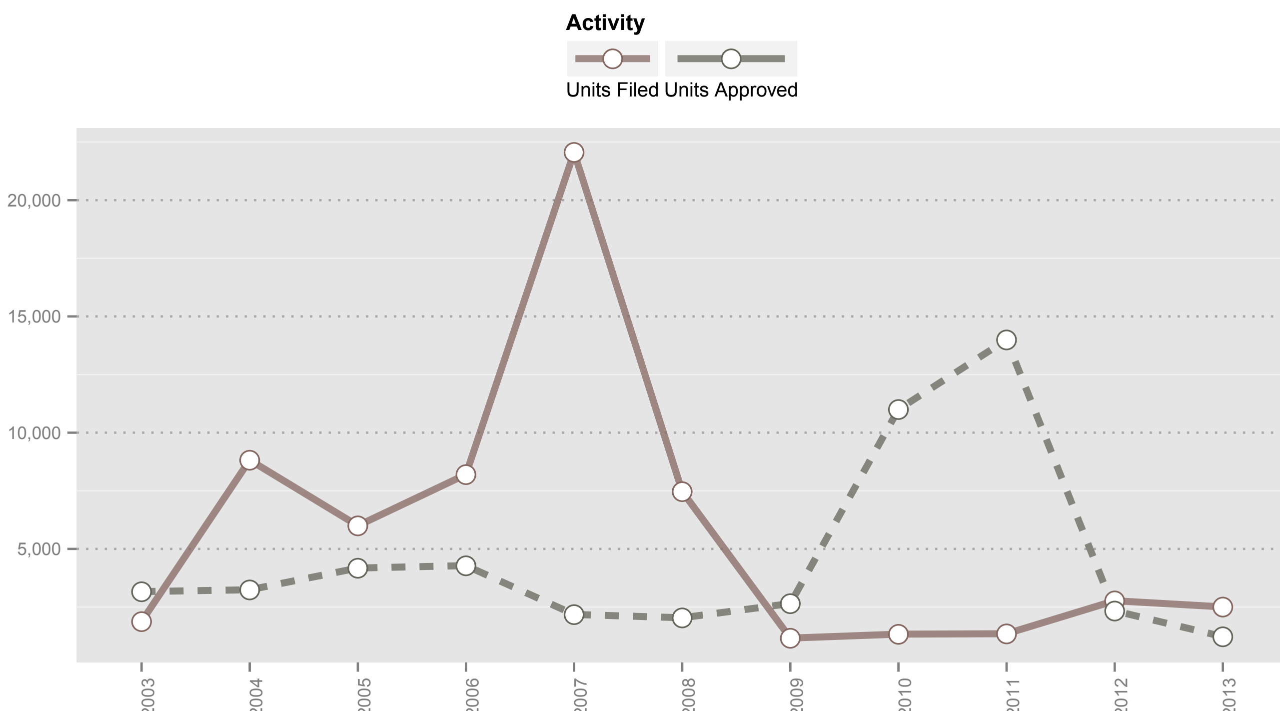


Figure 7. Pipeline Units Filed and Approved by the Planning Department, by Quarter



Notes:
2013 includes data for the the first two quarters.

Table 7. Pipeline Projects Filed With and Approved by the Planning Department

Quarter Filed	Filed				Approved			
	Projects	Net Units	Avg Units/Project	Net Sq. Ft	Projects	Net Units	Avg Units/Project	Net Sq. Ft
2003 Q1	79	3,800	48	1,751,000	48	810	17	217,000
2003 Q2	86	2,510	29	412,000	55	500	9	273,000
2003 Q3	57	550	10	310,000	46	1,270	28	1,169,000
2003 Q4	56	1,330	24	402,000	40	1,890	47	206,000
2004 Q1	61	1,130	19	73,000	33	2,060	62	669,000
2004 Q2	81	2,090	26	289,000	51	440	9	364,000
2004 Q3	103	3,130	30	492,000	39	280	7	105,000
2004 Q4	83	2,480	30	403,000	30	470	16	46,000
2005 Q1	75	1,370	18	471,000	47	400	9	46,000
2005 Q2	75	840	11	291,000	49	1,590	32	76,000
2005 Q3	73	2,120	29	398,000	50	1,300	26	713,000
2005 Q4	79	1,660	21	1,241,000	41	890	22	468,000
2006 Q1	45	2,820	63	480,000	49	1,570	32	116,000
2006 Q2	28	1,850	66	85,000	35	640	18	178,000
2006 Q3	54	2,590	48	1,157,000	31	1,580	51	352,000
2006 Q4	39	950	24	2,136,000	24	500	21	347,000
2007 Q1	32	800	25	137,000	19	840	44	168,000
2007 Q2	28	310	11	1,014,000	22	910	41	47,000
2007 Q3	53	20,020	378	4,089,000	16	170	11	1,061,000
2007 Q4	44	930	21	125,000	17	270	16	59,000
2008 Q1	37	6,040	163	992,000	24	360	15	65,000
2008 Q2	32	380	12	760,000	25	350	14	277,000
2008 Q3	31	750	24	1,791,000	23	310	13	4,000
2008 Q4	25	300	12	25,000	34	1,030	30	876,000
2009 Q1	23	260	11	195,000	22	290	13	35,000
2009 Q2	25	330	13	100,000	20	480	24	82,000
2009 Q3	29	230	8	10,000	11	1,320	120	48,000
2009 Q4	21	340	16	166,000	16	560	35	89,000
2010 Q1	19	280	15	13,000	12	180	15	147,000
2010 Q2	22	950	43	1,238,000	20	10,590	530	3,847,000
2010 Q3	26	70	3	17,000	12	140	12	33,000
2010 Q4	20	350	18	7,000	14	100	7	662,000
2011 Q1	23	610	27	57,000	12	5,700	475	480,000
2011 Q2	18	20	1	7,000	19	8,320	438	648,000
2011 Q3	12	470	39	38,000	11	30	3	6,000
2011 Q4	13	250	19	1,462,000	14	260	19	25,000
2012 Q1	24	1,600	67	1,321,000	13	130	10	20,000
2012 Q2	27	1,230	46	79,000	14	670	48	150,000
2012 Q3	25	30	1	916,000	12	500	42	198,000
2012 Q4	14	210	15	175,000	20	1,330	67	95,000
2013 Q1	24	540	23	181,000	12	510	43	533,000
2013 Q2	32	1,970	62	2,587,000	16	710	44	404,000

Notes:
The case types for the purposes of this list include Transportation Study, Certificate of Appropriateness, Office Development Annual Limit - Sec. 321, Conditional Use, Environmental Review, Federal Environmental Review, Proposition M Review, Variance, Exception to Downtown Controls - Sec. 309.

Figure 8. Months to Completion from First Filing, By Use Type and Project Size

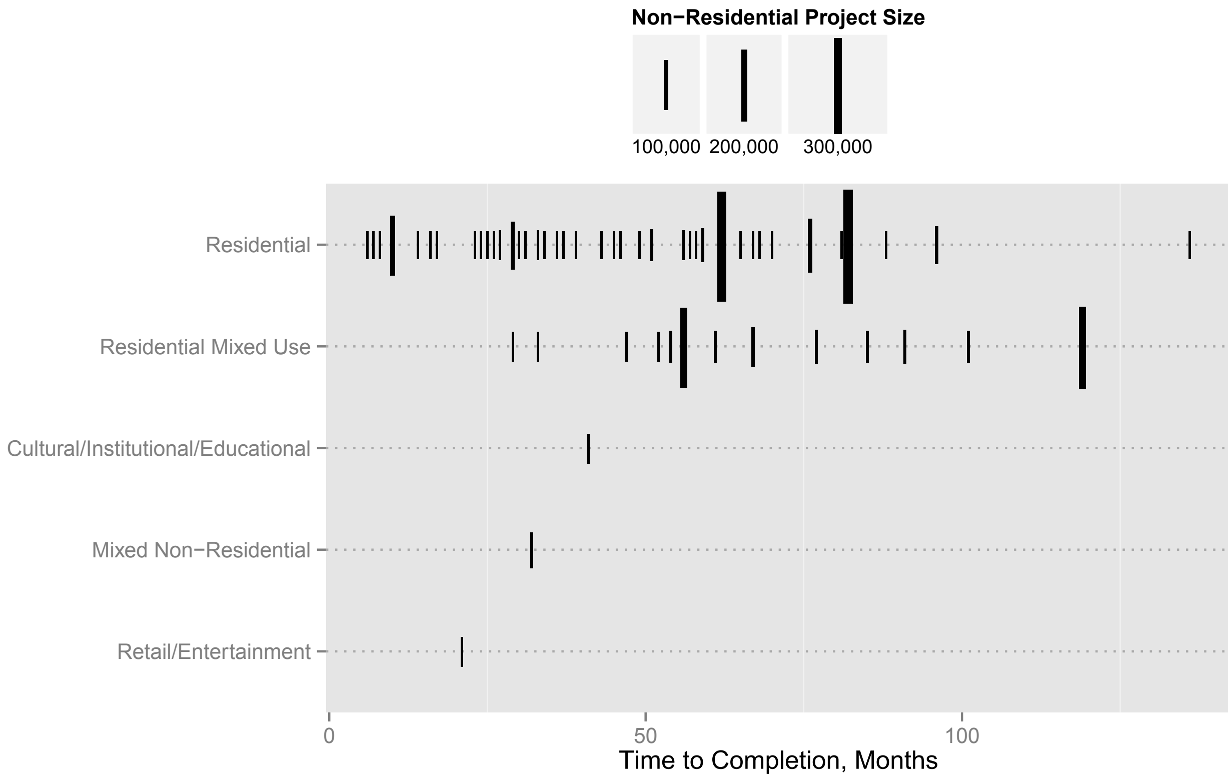


Table 8. Projects Completed Past Year, By Use Type

Land Use	Projects	Net Units	Net Comm'l Sq. Ft.
CIE	1	0	9,000
Mixed	1	0	15,000
Mixres	13	500	-49,000
Resident	53	990	-172,000
Retail/Ent	1	0	10,000
Grand Total	69	1,490	-187,000

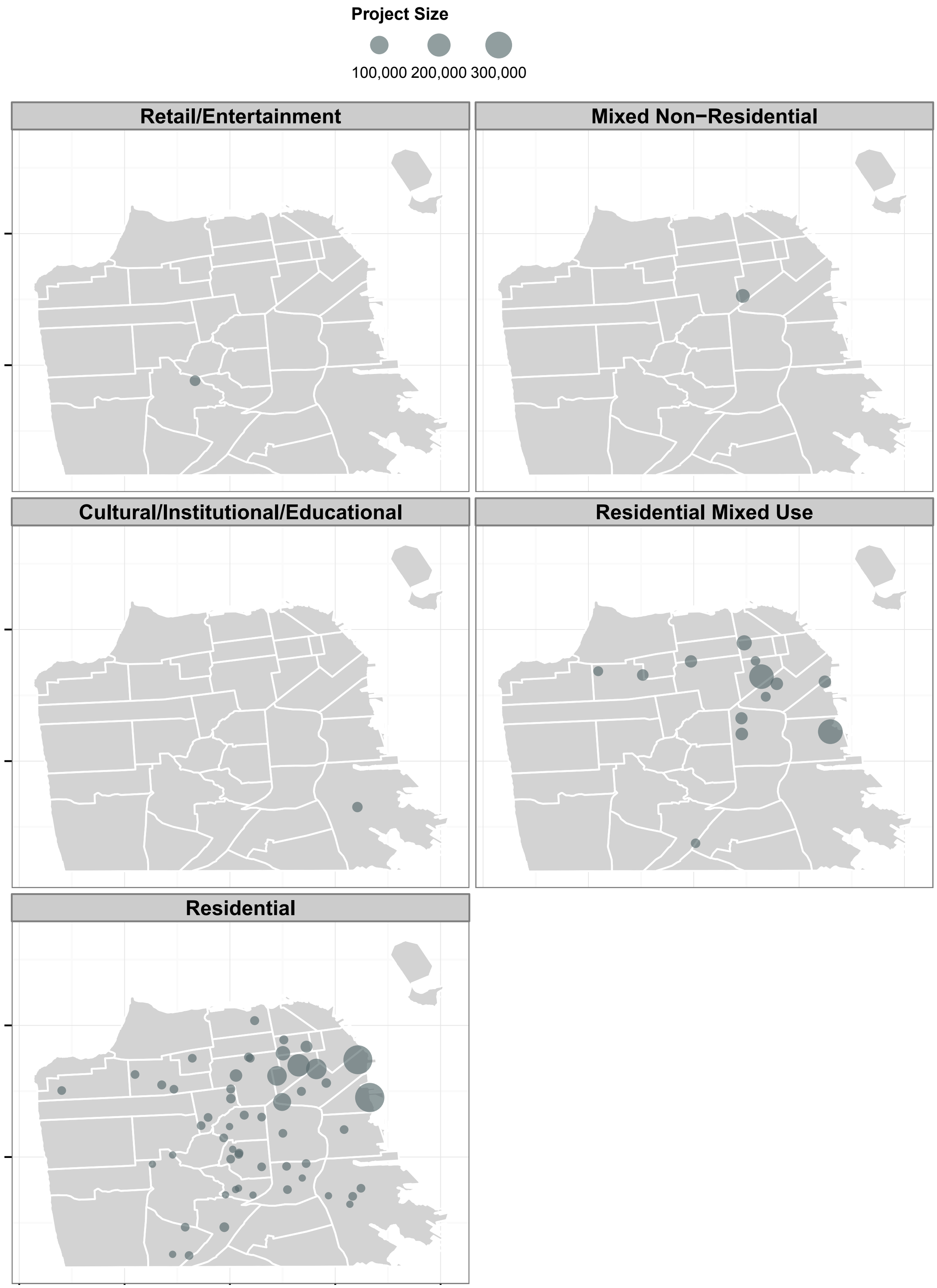
Tennessee & 19th Streets (listed as a known historic resource in the Central Watrefront Survey) and construction of a new 6-story apartment building with subterranean parking using conventional parking and parking stackers. The project would result in the construction of 58-foot tall residential building with 88 dwelling units, with 58-off street parking spaces.

Completed Projects

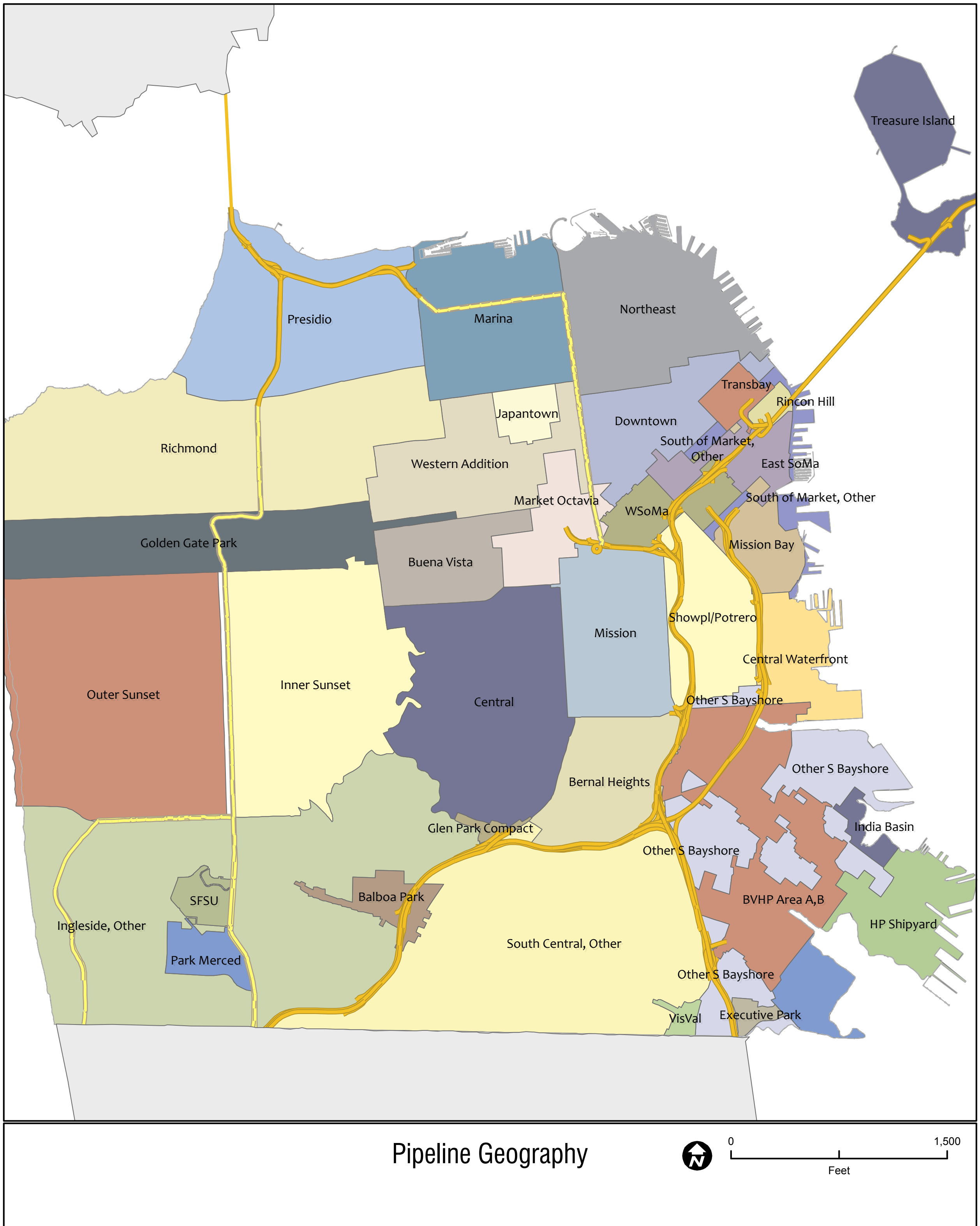
Table 8 shows that the past four quarters resulted in a net addition of 1,490 units to the city's housing stock. This addition often came in the form of conversions, and was assocated with an overall loss of commercial space. The median time to completion for these projects from the first filing was 45 months. Smaller projects less than 10,000 sq ft had a median completion time of 36 months, while those larger than 250,000 sq ft took 72 months to completion.[7] These times may reflect a recession effect where a project sponsor may have delayed construction due to market or financing considerations.

7 Certificate 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.

Map 2. Magnitude and Location of Past Year's Completed Development, by Major Land Use Type

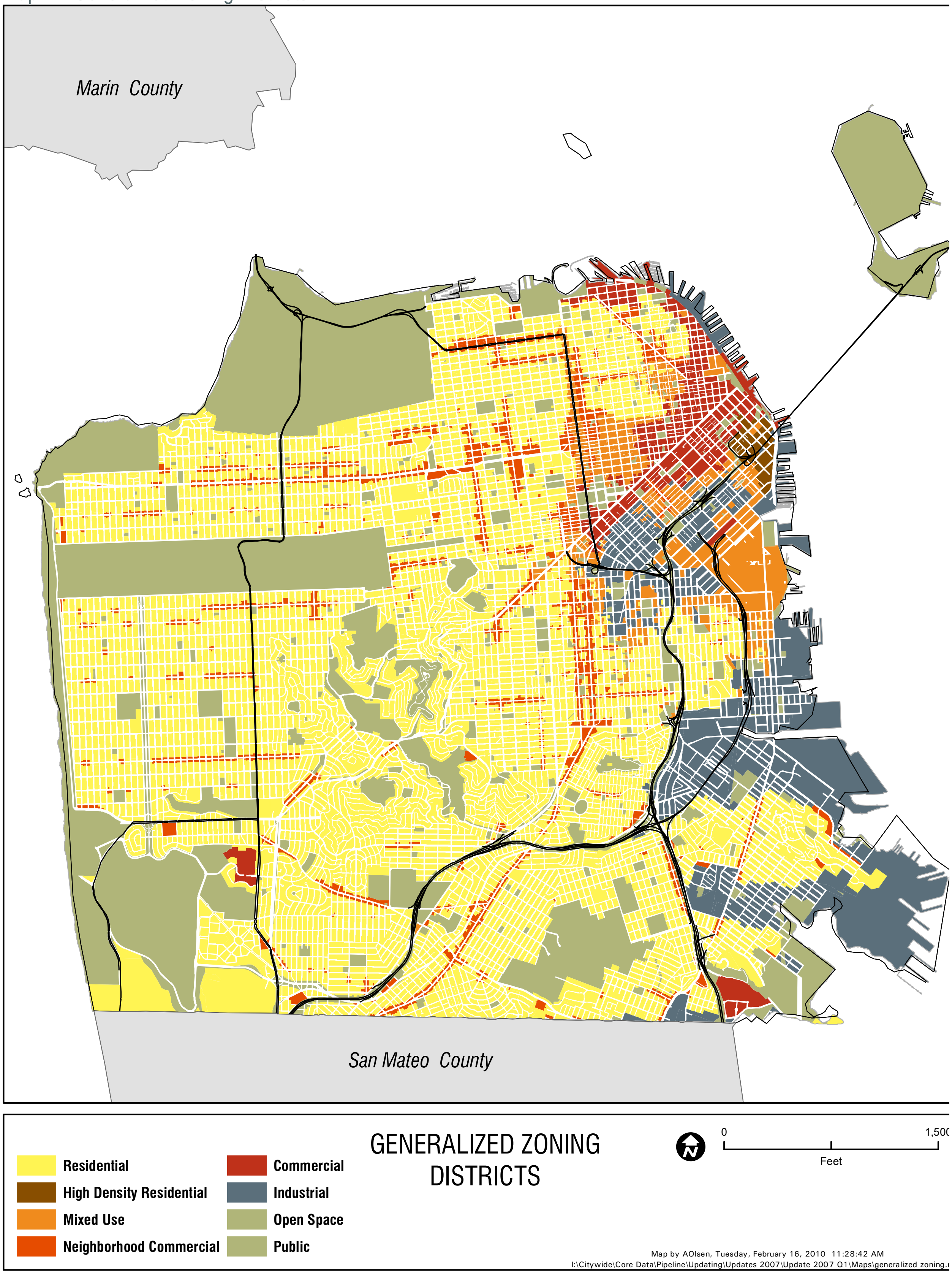


Map 3. Neighborhood Designation for Pipeline Report



Boundaries shown here are designated solely for the purposes of summarizing pipeline data and don't necessarily coincide with other boundary designations, nor are they intended to denote jurisdiction (port property or otherwise)

Map 4. 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	**Current pipeline status of a project application.**
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	Nonresdential 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	This field summarizes in one word what type of project is being proposed. Apart from the commcercial categories listed, this field includes - 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 2, 2013

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

CONSTRUCTION

Block Lot	Address	District	Net Comm'l sq ft	Net Units	Land Use	Largest Comm'l	Best date
3507041	1401 MARKET ST	Downtown	12k	719	Mixres	Retail/Ent	2/23/2012
4154001	1001 POTRERO AV	Showpl/Potrero	419k	0	CIE	CIE	7/1/2013
3710017	350 MISSION ST	TB Combo	416k	0	MIPS	MIPS	5/15/2013
3702052	1190 MISSION ST	Downtown	0k	418	Resident	--N/A--	5/15/2013
0814020	100 VAN NESS AV	Market Octavia	-424k	399	Mixres	Retail/Ent	6/28/2013
8711023	185 CHANNEL ST	Mission Bay	0k	315	Resident	--N/A--	6/21/2013
3765015	One Rincon Hill Phase II	Rincon Hill	0k	312	Resident	--N/A--	11/16/2012
3721122	535 MISSION ST	TB Combo	296k	0	MIPS	MIPS	6/27/2013
3732009	900 FOLSOM ST	East SoMa	6k	282	Mixres	Retail/Ent	6/28/2013
3701064	55 9TH ST	Downtown	0k	273	Resident	--N/A--	6/14/2013
3736114	Foundry Square III	TB Combo	252k	0	MIPS	MIPS	6/27/2013
3717019	120 HOWARD ST	Downtown	67k	0	MIPS	MIPS	6/13/2012
3547002A	1880 MISSION ST	Mission	-64k	194	Resident	--N/A--	5/15/2013
3732008	260 05TH ST	East SoMa	-36k	182	Mixres	Retail/Ent	6/27/2013
8711014	1110 04TH ST	South of Market, Other	0k	150	Resident	--N/A--	6/27/2013
0872005	1960-1998 MARKET ST	Market Octavia	9k	115	Mixres	Retail/Ent	6/20/2013
0691008	1285 SUTTER ST	Downtown	-8k	107	Mixres	Retail/Ent	3/7/2013
3749064	25 ESSEX ST	TB Combo	0k	120	Resident	--N/A--	6/27/2013
3535001	2001 MARKET ST	Market Octavia	-15k	82	Mixres	Retail/Ent	6/28/2013
4045002	740 ILLINOIS ST and 2121	Central Waterfront	-8k	106	Resident	--N/A--	6/27/2013
3704069	973 MARKET ST	Downtown	-53k	100	Mixres	Retail/Ent	8/14/2008
3543011	2175 MARKET ST	Market Octavia	6k	88	Mixres	Retail/Ent	6/19/2013
0349001	101 GOLDEN GATE AV	Downtown	12k	90	Resident	--N/A--	6/24/2013
3747019	333 FREMONT ST	Rincon Hill	-30k	88	Resident	--N/A--	6/27/2013
4228158	1301 Indiana St	Central Waterfront	-10k	71	Mixres	Retail/Ent	3/28/2013
5476009	6600 Third Street	BVHP Area A,B	0k	30	Resident	--N/A--	6/24/2013
3704015	942 MISSION ST	Downtown	54k	0	Visitor	Visitor	4/26/2013
0808036	401 Grove Street	Market Octavia	5k	63	Mixres	Retail/Ent	6/28/2013

Block Lot	Address	District	Net Comm'l sq ft	Net Units	Land Use	Largest Comm'l	Best date
3725101	474 NATOMA STREET	Downtown	0k	55	Resident	--N/A--	5/7/2013
0855011	4 OCTAVIA ST	Market Octavia	4k	49	Mixres	Retail/Ent	6/19/2013
4624004	Hunters View	Other S Bayshore	0k	52	Resident	--N/A--	4/9/2013
3555056	1731 15TH ST	Mission	0k	25	Resident	--N/A--	5/23/2013
3553054	1501 15TH ST	Mission	8k	40	Mixres	Retail/Ent	6/14/2013
0595013	1645-1661 PACIFIC AV	Northeast	-27k	38	Resident	--N/A--	6/25/2013
0854001	1600 MARKET ST	Market Octavia	17k	24	Mixres	Retail/Ent	6/20/2013
1145003	2130 FULTON ST	Western Addition	26k	0	CIE	CIE	5/30/2013
3548032	1875 MISSION ST	Mission	-35k	23	Mixres	Retail/Ent	5/13/2013
6473040	5735 MISSION ST	South Central, Other	5k	20	Mixres	CIE	9/17/2012
1101007	1301 DIVISADERO ST	Western Addition	-13k	21	Resident	--N/A--	3/4/2013
3639002	2652 HARRISON ST	Mission	-7k	20	Resident	--N/A--	6/21/2013
3980007	1717 17TH ST	Showpl/Potrero	5k	20	Resident	--N/A--	6/6/2013
3776092	246 RITCH ST	East SoMa	-4k	19	Resident	--N/A--	5/1/2013
4058008	616 20TH ST	Central Waterfront	-1k	16	Mixres	Retail/Ent	5/17/2013
1742043	1266 09TH AV	Inner Sunset	-3k	15	Mixres	Retail/Ent	6/17/2013

BP ISSUED

3746001	390 Main St	Rincon Hill	0k	669	Resident	--N/A--	5/29/2013
3735063	222 02ND ST	TB Combo	623k	0	MIPS	MIPS	5/7/2013
3747320	The Californian	Rincon Hill	-2k	432	Mixres	MIPS	6/14/2013
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
8713001	1155 04TH ST	Mission Bay	0k	273	Resident	--N/A--	2/19/2013
8709004	1600 OWENS ST	Mission Bay	245k	0	MIPS	MIPS	6/3/2008
3749059	45 LANSING ST	Rincon Hill	-14k	224	Resident	--N/A--	9/5/2012
3507039	1420 MISSION ST	Downtown	12k	190	Resident	--N/A--	5/22/2013
0831023	MARKET OCTAVIA - PARC	Market Octavia	4k	182	Mixres	Retail/Ent	4/5/2013
3732150	240 05TH ST	East SoMa	0k	182	Resident	--N/A--	8/27/2012
3616007	2558 MISSION ST	Mission	0k	114	Resident	--N/A--	6/7/2013
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

Block Lot	Address	District	Net Comm'l sq ft	Net Units	Land Use	Largest Comm'l	Best date
3834001	1000 16TH ST	Showpl/Potrero	26k	65	Mixres	Retail/Ent	9/7/2012
0165021	235 BROADWAY	Northeast	5k	75	Mixres	Retail/Ent	8/9/2012
3789003	72 TOWNSEND ST	East SoMa	0k	74	Resident	--N/A--	12/6/2012
7380038	655 BROTHERHOOD WY	Ingleside, Other	15k	0	CIE	CIE	12/12/2008
4624009	Hunters View	Other S Bayshore	1k	54	Mixres	Retail/Ent	6/26/2013
3534069	25 DOLORES ST	Market Octavia	-19k	37	Resident	--N/A--	12/27/2012
0619012	1860 VAN NESS AV	Northeast	2k	35	Mixres	Retail/Ent	11/17/2008
0570011	1650 BROADWAY *	Marina	0k	34	Resident	--N/A--	12/10/2012
5943008	268 MADISON ST	South Central, Other	25k	1	Mixres	Retail/Ent	6/6/2011
7148040	ONE CAPITOL AV	Ingleside, Other	0k	28	Resident	--N/A--	6/19/2013
3560001	2210 MARKET ST	Market Octavia	2k	22	Mixres	Retail/Ent	3/14/2012
0527002	2559 VAN NESS AV	Marina	-2k	27	Resident	--N/A--	3/1/2013
3752019	870 HARRISON ST	WSoMa	-6k	22	Mixres	Retail/Ent	4/2/2013
3547027	80 JULIAN AV	Mission	13k	7	Mixres	CIE	10/27/2011

BP REINSTATED

1052024	2655 BUSH ST	Western Addition	-41k	81	Mixres	Retail/Ent	6/27/2013
0671006	1450 FRANKLIN ST	Western Addition	-24k	69	Resident	--N/A--	6/25/2009
0343014	181 TURK ST	Downtown	3k	32	Mixres	Retail/Ent	3/10/2009

BP APPROVED

0857001A	218 BUCHANAN ST	Market Octavia	0k	191	Resident	--N/A--	6/11/2013
0870003	100 BUCHANAN ST	Market Octavia	0k	116	Resident	--N/A--	6/11/2013
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
3965001	2401 16TH ST	Mission	2k	12	Mixres	MIPS	6/18/2013

BP Filed

3720001	TRANSBAY TOWER	TB Combo	1743k	0	MIPS	MIPS	3/13/2013
0694005	CPMC Hosp Van Ness	Downtown	702k	0	Mixed	CIE	4/20/2012
3719010	181 FREMONT ST	TB Combo	493k	74	Mixres	MIPS	5/1/2013

Block Lot	Address	District	Net Comm'l sq ft	Net Units	Land Use	Largest Comm'l	Best date
3738004	280 BEALE ST	TB Combo	0k	479	Resident	--N/A--	4/2/2013
3748006	340 FREMONT ST	Rincon Hill	-43k	348	Mixres	Retail/Ent	8/3/2012
8721012	455 Mission Bay S Blvd	Mission Bay	334k	0	MIPS	MIPS	6/26/2008
3733008	250 4TH ST	South of Market, Other	73k	208	Mixres	Visitor	6/28/2013
3794024	144 KING ST	East SoMa	44k	132	Mixres	Visitor	6/28/2013
3509043	104 9th Street	Downtown	-8k	160	Mixres	Retail/Ent	1/31/2013
0794028	555 FULTON ST	Market Octavia	0k	139	Resident	--N/A--	5/3/2013
0785029	FWY PARCEL F	Market Octavia	64k	69	Mixres	CIE	3/27/2013
3510001	1415 MISSION ST	Downtown	0k	117	Mixres	MIPS	10/31/2008
5431A001	5800 03RD ST	BVHP Area A,B	13k	121	Resident	--N/A--	11/7/2012
0283004A	620 SUTTER ST	Downtown	-46k	65	Mixres	Visitor	1/23/2013
4045003	2171 THIRD ST	Central Waterfront	0k	109	Resident	--N/A--	6/21/2013
4991600	101 EXECUTIVE PARK BL	Executive Park	0k	107	Resident	--N/A--	10/25/2010
0346003A	101 HYDE ST	Downtown	-1k	85	Mixres	Retail/Ent	6/27/2013
4352007	1301 CESAR CHAVEZ ST	BVHP Area A,B	82k	0	MIPS	MIPS	10/15/2007
3553008	490 SOUTH VAN NESS AV	Mission	-1k	84	Mixres	Retail/Ent	10/5/2010
4991601	101 EXECUTIVE PARK BL	Executive Park	0k	81	Resident	--N/A--	6/16/2005
3973002C	480 POTRERO AV	Mission	0k	77	Resident	--N/A--	6/25/2013
1098009	1401 DIVISADERO ST	Western Addition	57k	-21	MIPS	MIPS	12/21/2006
1073013	800 PRESIDIO AV	Richmond	10k	50	Mixres	CIE	4/16/2012
3731001	200-214 6th St	East SoMa	3k	67	Mixres	Retail/Ent	11/29/2012
3736085	48 TEHAMA ST	TB Combo	0k	66	Resident	--N/A--	7/12/2006
6969011	5050 MISSION ST	South Central, Other	0k	61	Resident	--N/A--	6/10/2010
0165022	717 BATTERY ST	Northeast	28k	0	MIPS	MIPS	12/1/2008
5281003	901 RANKIN ST	BVHP Area A,B	58k	0	PDR	PDR	4/4/2013
4059009	2298 03RD ST	Central Waterfront	14k	40	Mixres	Retail/Ent	2/6/2006
3788039	345 BRANNAN ST	East SoMa	53k	0	MIPS	MIPS	10/27/2008
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

Block Lot	Address	District	Net Comm'l sq ft	Net Units	Land Use	Largest Comm'l	Best date
3774072	85 FEDERAL ST	East SoMa	26k	0	MIPS	MIPS	6/20/2013
3754039	1075 FOLSOM ST	East SoMa	5k	31	Resident	--N/A--	12/22/2005
3727168	1145 MISSION ST	Downtown	2k	25	Mixres	Retail/Ent	6/9/2006
4792029	1212 THOMAS AV	BVHP Area A,B	30k	0	PDR	PDR	7/23/2008
3754066	1091 FOLSOM ST	East SoMa	-2k	30	Resident	--N/A--	6/10/2005
3518006	248 - 252 09TH ST	WSoMa	5k	15	Mixres	MIPS	3/12/2013
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
3521005	340 11TH ST	WSoMa	6k	20	Mixres	Retail/Ent	4/11/2005
3732071	468 CLEMENTINA ST	East SoMa	-0k	25	Resident	--N/A--	7/20/2005
3549064	1450 15TH ST	Mission	0k	23	Resident	--N/A--	6/28/2013
1368049	4614 CALIFORNIA ST	Richmond	14k	0	Mixed	MIPS	1/23/2007
3548039	1801 MISSION ST	Mission	3k	18	Mixres	Retail/Ent	7/17/2006
3548001	300 South Van Ness Ave	Mission	20k	0	Retail/Ent	Retail/Ent	7/21/2011
0832026	360 OCTAVIA ST	Market Octavia	1k	16	Mixres	Retail/Ent	10/1/2008
3617008	1050 VALENCIA ST	Mission	0k	15	Mixres	Retail/Ent	12/27/2010
3821007	1150 16th Street	Showpl/Potrero	1k	15	Mixres	Retail/Ent	7/22/2011
2393040	2255 TARAVAL ST	Outer Sunset	0k	16	Resident	--N/A--	6/20/2012
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
3197010	1446 OCEAN AV	Balboa Park	-2k	13	Resident	--N/A--	10/31/2008
3911001	1 HENRY ADAMS ST	Showpl/Potrero	15k	12	Resident	--N/A--	6/25/2013
0843016	690 PAGE ST	Buena Vista	-2k	12	Resident	--N/A--	5/21/2013
7332005	700 BROTHERHOOD WY	Ingleside, Other	0k	11	Resident	--N/A--	9/11/2012

PL APPROVED

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

Block Lot	Address	District	Net Comm'l sq ft	Net Units	Land Use	Largest Comm'l	Best date
3756003	350 08TH ST	WSoMa	57k	416	Mixres	Retail/Ent	12/6/2012
5262004	2095 Jerrold Ave	BVHP Area A,B	128k		PDR	PDR	3/26/2010
3833001	1000 16TH ST	Showpl/Potrero	0k	385	Resident	--N/A--	7/13/2012
3704071	949 Market Street	Downtown	237k	0	Retail/Ent	Retail/Ent	11/8/2010
3736074	41 TEHAMA ST	TB Combo	0k	350	Resident	--N/A--	1/25/2013
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	BVHP Area A,B	0k	188	Resident	--N/A--	10/25/2012
0331010	168 EDDY ST	Downtown	15k	170	Mixres	Retail/Ent	3/26/2009
0794015	746 LAGUNA ST	Market Octavia	2k	136	Mixres	MIPS	5/13/2010
0192014	Chinese Hospital	Northeast	68k	0	CIE	CIE	7/12/2012
0857001	55 Laguna Street	Market Octavia	28k	133	Mixres	Retail/Ent	1/17/2008
3722079	134-140 NEW MONTGO	TB Combo	-85k	118	Mixres	Retail/Ent	12/11/2008
0667016	1545 PINE ST	Northeast	-23k	113	Mixres	Retail/Ent	10/22/2012
3767305	429 BEALE ST	Rincon Hill	-36k	113	Resident	--N/A--	5/14/2009
3703079	1036-1040 MISSION ST	Downtown	1k	100	Mixres	Retail/Ent	5/14/2009
1228005	690 STANYAN ST	Buena Vista	11k	56	Mixres	Retail/Ent	10/23/2008
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
6969001	5050 MISSION ST	South Central, Other	7k	61	Mixres	Retail/Ent	8/14/2008
3703012	527 STEVENSON ST	Downtown	-44k	67	Mixres	Retail/Ent	2/3/2012
0619009	1800 Van Ness Ave.	Northeast	-1k	62	Mixres	Retail/Ent	10/20/2011
0711031	1100 ELLIS ST	Western Addition	12k	0	CIE	CIE	8/6/2009
0336017	245 HYDE ST	Downtown	-27k	65	Resident	--N/A--	4/10/2008
0287013	300 Grant Ave.	Downtown	-20k	45	Mixres	Retail/Ent	10/6/2011
0258033	500 PINE ST	Downtown	57k		MIPS	MIPS	3/15/2001
2515001	2800 SLOAT BL	Outer Sunset	10k	55	Resident	--N/A--	11/13/2008

Block Lot	Address	District	Net Comm'l sq ft	Net Units	Land Use	Largest Comm'l	Best date
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
0828012	735 Fell St	Western Addition	16k	0	CIE	CIE	2/2/2008
0279011	1080 SUTTER ST	Downtown	1k	35	Mixres	Retail/Ent	5/28/2009
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
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
3702046	1127 MARKET ST	Downtown	8k	98	Retail/Ent	Retail/Ent	10/25/2012
1028003	2829 California Street	Western Addition	0k	12	Mixres	Retail/Ent	1/17/2008
3783001	801 BRANNAN ST	Showpl/Potrero	8k	557	Retail/Ent	Retail/Ent	1/31/2013

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9900048	Seawall Lot 337	South of Market, Other	1950k	1,500	Mixres	MIPS	4/23/2013
6310001	1654 Sunnydale Ave	South Central, Other	59k	915	Mixres	Retail/Ent	4/28/2010
4167004	1 TURNER TR	Showpl/Potrero	30k	1,094	Mixres	Retail/Ent	6/30/2010
3777045	598 BRANNAN STREET	WSoMa	662k	0	MIPS	MIPS	8/23/2012
6575001	CPMC - ST. LUKE'S HOSPI	Bernal Heights	165k	0	Mixed	CIE	6/10/2010
0244001	950 MASON STREET	Northeast	-295k	160	Mixres	Visitor	2/11/2009
3949001	1200 17TH STREET	Showpl/Potrero	66k	200	Mixres	MIPS	4/4/2012
3706093	706 MISSION ST	Downtown	26k	185	Mixres	Retail/Ent	10/26/2012
1075001	Westside Courts Phas	Western Addition	0k	450	Resident	--N/A--	12/31/2008
4172022	1201-1225 TENNESSEE ST	Central Waterfront	-140k	300	Mixres	Retail/Ent	4/11/2013
9900015	Pier 15	Northeast	36k	0	CIE	CIE	8/11/2009
0647007	1634 PINE ST	Western Addition	0k	250	Mixres	MIPS	11/5/2008
0836002	1540 MARKET ST	Market Octavia	-13k	180	Mixres	Retail/Ent	2/27/2009
3741031	75 HOWARD ST	South of Market, Other	18k	186	Mixres	Retail/Ent	1/13/2012

Block Lot	Address	District	Net Comm'l sq ft	Net Units	Land Use	Largest Comm'l	Best date
0238002	300 CALIFORNIA ST	Downtown	59k	0	MIPS	MIPS	9/12/2012
3788042	333 BRANNAN ST (aka 32	East SoMa	162k	0	MIPS	MIPS	10/19/2012
3774026	270 BRANNAN ST	East SoMa	154k	0	MIPS	MIPS	8/28/2012
3507042	1400 MISSION ST	Downtown	4k	165	Mixres	Retail/Ent	4/8/2009
0811002	101 POLK ST	Downtown	1k	163	Mixres	Retail/Ent	4/13/2012
3786038	501-505 BRANNAN	East SoMa	134k	0	MIPS	MIPS	5/20/2013
0250001	1401 CALIFORNIA ST	Northeast	-19k	95	Mixres	Retail/Ent	10/20/2008
3726103	114 07th Street	Downtown	-30k	119	Mixres	Retail/Ent	8/14/2012
3747012	325 FREMONT ST	Rincon Hill	0k	119	Resident	--N/A--	5/2/2013
3753106	923 FOLSOM STREET	East SoMa	-2k	114	Mixres	Retail/Ent	5/23/2013
0340002	19-25 MASON ST & 2-16	Downtown	3k	110	Mixres	Retail/Ent	8/14/2012
5231002B	1995 EVANS AV	BVHP Area A,B	65k	0	MIPS	MIPS	3/21/2013
4102026	1300 22nd Street	Showpl/Potrero	-30k	94	Resident	--N/A--	5/9/2013
4059001A	825 TENNESSEE STREET	Central Waterfront	-32k	88	Resident	--N/A--	5/16/2013
9900041H	1/2-PIER 33	Northeast	13k	0	PDR	PDR	8/27/2008
3962008	346 POTRERO AVENUE	Mission	3k	75	Mixres	Retail/Ent	10/12/2012
3774071	77 & 85 FEDERAL STREET	East SoMa	55k	0	Mixed	MIPS	3/26/2013
4044013	777 TENNESSEE STREET	Central Waterfront	-16k	59	Resident	--N/A--	5/30/2013
0318020	651 GEARY ST	Downtown	-8k	46	Mixres	Retail/Ent	8/15/2008
5696036	992 PERALTA AV	Bernal Heights	0k	50	Resident	--N/A--	6/20/2013
3115043	625 MONTEREY BL	Ingleside, Other	21k	0	Retail/Ent	Retail/Ent	5/26/2010
3576001	2100 MISSION ST	Mission	-5k	29	Mixres	Retail/Ent	9/21/2009
0670024	1433 BUSH ST	Downtown	-4k	26	Mixres	Retail/Ent	11/17/2009
0281003	832 SUTTER ST	Downtown	1k	27	Mixres	Retail/Ent	8/24/2008
3591024	793 SOUTH VAN NESS AV	Mission	6k	29	Resident	Retail/Ent	8/14/2012
3753140	935 FOLSOM ST	East SoMa	-14k	69	Mixres	Retail/Ent	4/19/2010
1223004	1500 PAGE ST	Buena Vista	-31k	16	Resident	--N/A--	6/25/2013
3576090	3420 18TH ST	Mission	-4k	16	Resident	--N/A--	3/25/2013
0506036	1727 LOMBARD ST	Marina	-16k	14	Resident	--N/A--	1/31/2012
5869014	4199 MISSION ST	South Central, Other	1k	12	Mixres	Retail/Ent	8/5/2008

Acknowledgements

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