

Eastern Neighborhoods Citizen Advisory Meeting

April 21, 2014 Regular Meeting

Presentation Material

Eastern Neighborhoods Citizen Advisory Meeting

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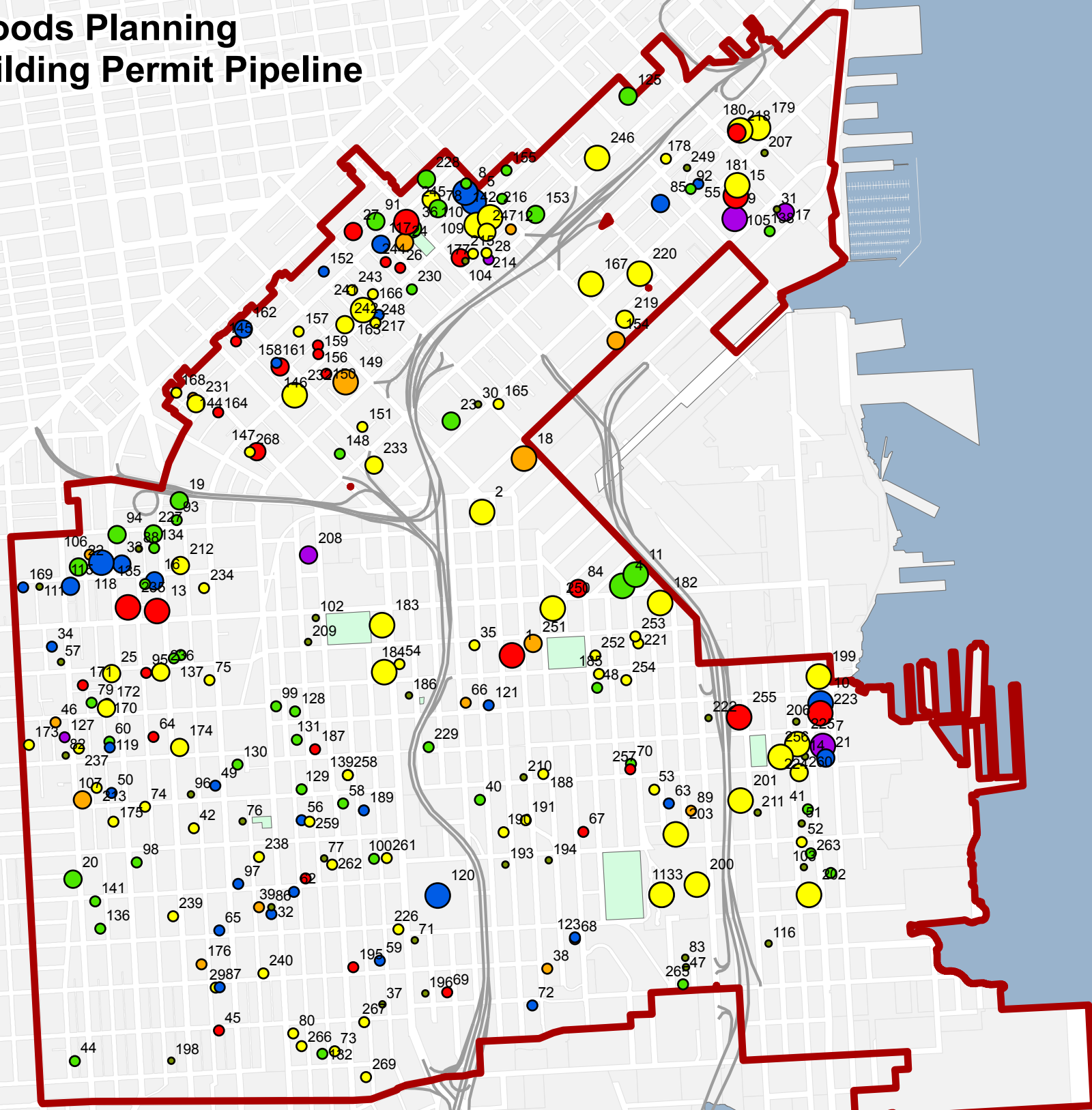
Material Made Available at the Meeting

Update on Application Pipeline in the Eastern Neighborhoods

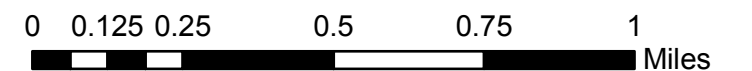
Eastern Neighborhoods Planning Entitlement and Building Permit Pipeline 2013 Q4

Legend

- PL Filed, Large
- PL Filed, Medium
- PL Filed, Small
- PL Approved, Large
- PL Approved, Medium
- PL Approved, Small
- BP Filed, Large
- BP Filed, Medium
- BP Filed, Small
- BP Approved, Large
- BP Approved, Medium
- BP Approved, Small
- CONSTRUCTION, Large
- CONSTRUCTION, Medium
- CONSTRUCTION, Small
- COMPLETE, Large
- COMPLETE, Medium
- COMPLETE, Small



See attached spreadsheet for details on project - numbers correlate with spreadsheet record (row) number.

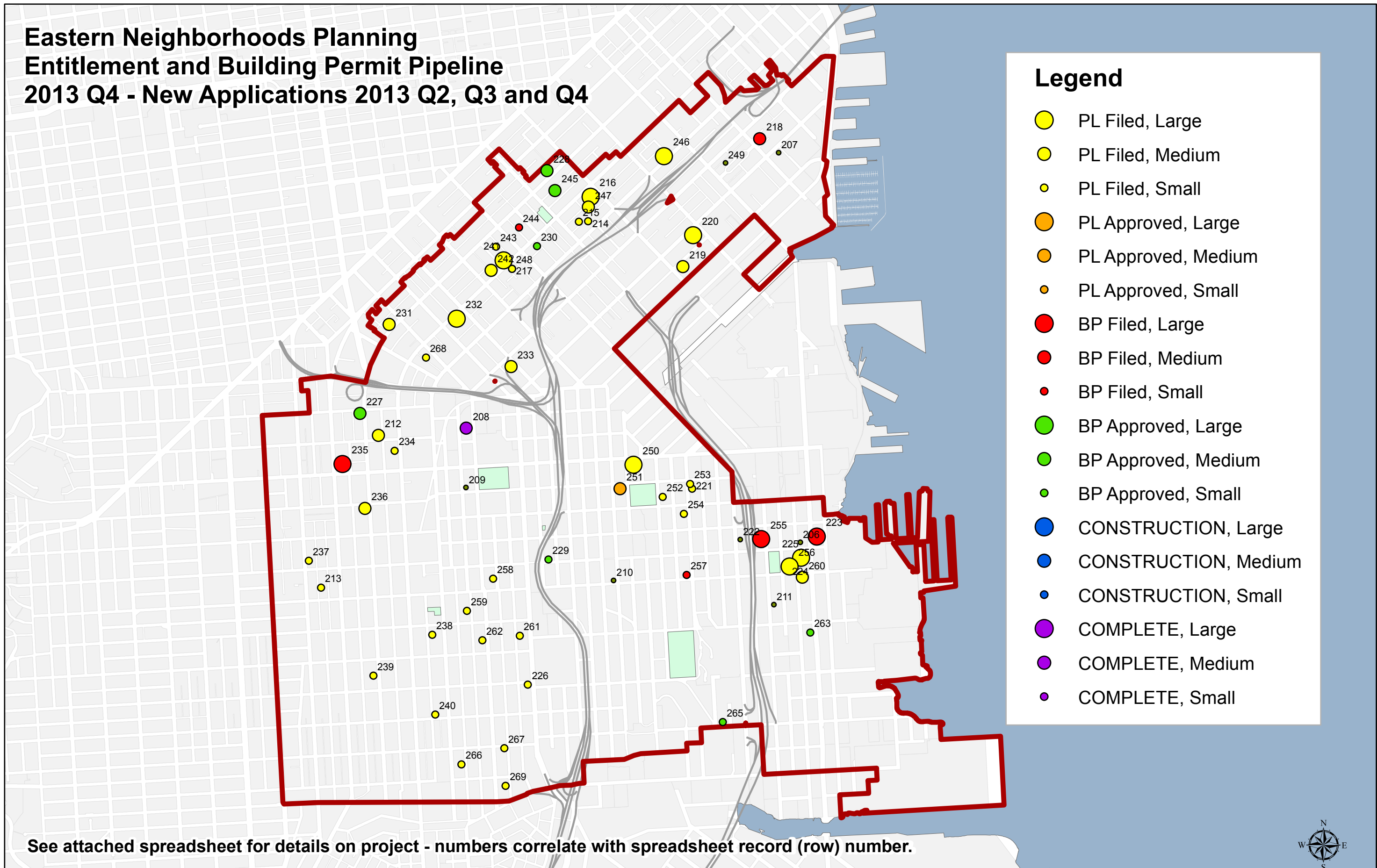


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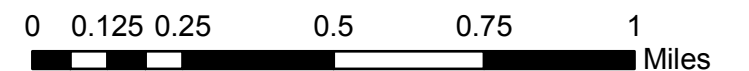
Eastern Neighborhoods Planning Entitlement and Building Permit Pipeline 2013 Q4 - New Applications 2013 Q2, Q3 and Q4

Legend

- PL Filed, Large
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See attached spreadsheet for details on project - numbers correlate with spreadsheet record (row) number.



Eastern Neighborhoods Planning Case and Building Permit Pipeline
as Q4 2013

| MAP NO. | ADDRESS | BLOCK | LOT | PLAN AREA | BEST STATUS | BEST DATE | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION | CASE NO. | BPA NO. | USE DISTRICT | HEIGHT DISTRICT | |
|---------|-------------------------------|-------|------|----------------------|--------------|------------|-----------------------|----------------------------|--|-----------|--------------|--------------|-----------------|-------|
| 1 | 444 De Haro | 3979 | 1 | EN: Showpl/Potrero | BP Filed | | 0 | 90,500 | Change of use or approx. 90.5K from PDR / showroom to office. | 2012.0041 | B | UMU | 48-X | |
| 2 | 801 BRANNAN ST | 3911 | 1 | EN: Showpl/Potrero | PL Filed | 6/28/2013 | 600 | 50,000.00 | | | | UMU | 68-X | |
| 3 | 1 Turner Ter | 4167 | 004 | EN: Showpl/Potrero | PL Filed | 40,359 | 600 | 30,000 | Replace 606 units of public housing with 1,400-1,700 units of mixed-income, mixed-tenure housing, including 1-to1 replacement of public housing. Project will also include neighborhood serving retail, community facilities, parks and open space, and a new | 2010.0515 | E | RM-2 | 40-X | |
| 4 | 1006 16th St | 3833 | 002 | EN: Showpl/Potrero | BP Approved | 9/7/2012 | 393 | - | ERECT 6 STORY 393 UNITS RESIDENTIAL & COMMERCIAL BUILDING. | | 201112070234 | UMU | 68-X | |
| 5 | 900 Folsom St | 3732 | 009 | EN: East SoMa | CONSTRUCTION | 41,452 | 282 | 6,340 | 396,000-gsf 9-story 300-u residential mixed use, 285 parking, in two bldgs, requiring CU and Variance, otherwise conforming to RSD; LEED GOLD. Remove surface parking, 2 billboards. 1.3 ac site. | 2007.0689 | V | 201106017208 | MUR | 85-X |
| 6 | 2558 Mission | 3616 | 84 | EN: Mission | CONSTRUCTION | 6/7/2013 | 125 | 50,000.00 | | 2005.0694 | 201301168124 | Mission St | 85-X | |
| 7 | 2235 3rd St | 4058 | 010 | EN: Central Waterfro | COMPLETE | 40,976 | 196 | 5,339 | The proposed project involves the renovation of two existing vacant buildings totaling about 27,200 gsf and construction of approximately 180,000 gsf addition. The proposed project would include up to 141 dwelling units with 128 off-street parking space | 2002.1302 | E | 200907092309 | UMU | 68-X |
| 8 | 260 5th St | 3732 | 008 | EN: East SoMa | CONSTRUCTION | 6/27/2013 | 179 | 5,719.00 | 215,300-gsf 9-story 151-u residential mixed use, 151 parking, in two bldgs, requiring CU and Variance, otherwise conforming to RSD; LEED GOLD. Demo warehouse. 0.7 ac site. | 2007.0690 | V | 201106017202 | MUR | 85-X |
| 9 | 166 Townsend St | 3788 | 012 | EN: East SoMa | COMPLETE | 40,822 | 66 | 1,715 | Adaptive reuse and construction of a five-story, mixed use project with 66 dwelling units, appx. 74 parking spaces, and appx. 1,715 square feet of ground floor retail use. The existing building on the project site is an historic resource. | 2005.0470 | V | 200608290851 | SLI | 65-X |
| 10 | 2121 3rd St | 4045 | 002 | EN: Central Waterfro | CONSTRUCTION | 9/10/2013 | 106 | - | Proposed project would demolish the existing commercial fueling facility and construct 70 dwelling units and 52 parking spaces. The new structure would be approximately 66 feet in height, six stories, and would total approximately 62,516 sq. ft. | 2010.0094 | E | 201111179162 | UMU | 68-X |
| 11 | 1000 16th St | 3833 | 001 | EN: Showpl/Potrero | BP Approved | 41,103 | 65 | 26,500 | The proposed project involves the construction of three building residential complex including 450 dwelling units, 26,500gsf of ground-floor retail space and 503 off-street parking spaces. The project would include a partial street vacation to narrow th | 2003.0527 | C | 201112070227 | UMU | 68-X |
| 12 | 374 5th St | 3753 | 008 | EN: East SoMa | PL Approved | 12/20/2010 | 0 | - | Rear yard and open space variance to convert 47 tourist hotel rooms to 47 SRO units. Project is related to 235 O'Farrell St. site, which is proposing conversion of 23 residential hotel rooms to tourist use. Per Chapter 41 of Admin Code, replacement roo | 2009.0765 | D | | MUR | 85-X |
| 13 | 490 S Van Ness Ave | 3553 | 008 | EN: Mission | BP Filed | 40,456 | 84 | 931 | Construction of a new 8-story mixed-use building with 81 dwelling units, 2,529 square-feet of retail, and one basement level with 44 off-street parking spaces. | 2010.0043 | E | 201010052342 | UMU | 68-X |
| 14 | 2298 3rd St | 4059 | 009 | EN: Central Waterfro | PL filed | 9/25/2013 | 40 | 14,000.00 | Demolition of an existing one-story, commercial building and construction of a six-story, mixed-use building with 80 dwelling units, 80 off street parking spaces and appx. 14,000 GSF of ground floor commercial use. | 2005.0408 | E | 200602063862 | UMU | 68-X |
| 15 | 345 Brannan St | 3788 | 039 | EN: East SoMa | BP Filed | 41,560 | 0 | 53,030 | New construction approx. 69,540-gsf, 4-story, 50' height office building on existing parking lot, with 58-space ground floor parking and street frontage retail space. | 2007.0385 | B | 200810275193 | MUO | 65-X |
| 16 | 1501 15th St / 400 S Van Ness | 3553 | 054 | EN: Mission | CONSTRUCTION | 6/14/2013 | 40 | 20,172.00 | Demo gas station, construct 6-story, 40-du bldg with 32 parking spaces. U Case Description: Request for Written Determination Pursuant to Planning Code Section 228.4- Service Station Conversion Determination 2007 1359C Demolition of vacant gas station st | 2008.1395 | X | 201111038205 | UMU | 58-X |
| 17 | 750 2nd St | 3794 | 002A | EN: East SoMa | COMPLETE | 40,980 | 14 | (2,710) | The proposed project would demolish the existing building and construct a new eight-story, 18-unit residential and 5,050 sq. ft. retail building. The building would include 18 parking spaces, would be approximately 93 feet in height, totaling approximate | 2007.0007 | C | 200807318072 | MUO | 105-F |
| 18 | 601 Townsend St | 3799 | 001 | EN: Showpl/Potrero | PL Approved | 5/10/2012 | 0 | 72,600.00 | Conversion of basement level into office (approx. 72,600 sf of 288,458 gsf). Currently, the building possesses 215,858 sf of office use. | 2011.1147 | B | | UMU | 68-X |

Eastern Neighborhoods Planning Case and Building Permit Pipeline
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| MAP NO. | ADDRESS | BLOCK | LOT | PLAN AREA | BEST STATUS | BEST DATE | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION | CASE NO. | BPA NO. | USE DISTRICT | HEIGHT DISTRICT |
|---------|--------------------|-------|------|----------------------|--------------|------------|-----------------------|----------------------------|---|-----------|----------------|--------------|-----------------|
| 19 | 157 13TH ST | 3530 | 39 | EN: Mission | BP Approved | | 0 | 10,000 | | | | PDR-1-G | 58-X |
| 20 | 1050 Valencia St | 3617 | 008 | EN: Mission | BP Approved | 7/17/2013 | 15 | 400.00 | New Construction of 16-du Res Mixed Use bldg, w/25,000-gsf residential, 2,000-gsf retail, and 2,800 full basement storage, totalling 30,480 with one loading space retained. Demolition of 1970-constrone-story SPORK restaurant bldg and parking, and replac | 2007.1457 | E 201012277437 | Valencia S | 55-X |
| 21 | 616 20th St | 4058 | 008 | EN: Central Waterfro | CONSTRUCTION | 41,394 | 16 | (1,000) | ERECT 5 STORIES, 16 DWELLING UNITS TYPE 1 & 5, COMMERCIAL & RESIDENTIAL NEW BUILDING. | | 201012096400 | UMU | 68-X |
| 22 | 80 Julian Ave | 3547 | 027 | EN: Mission | BP Approved | 10/27/2011 | 7 | 12,900.00 | Lot line adjustment, demo existing residential building, New construction of Community Facility having housing ground floor with commercial above. | 2009.1095 | V 201011305795 | Valencia S | 45-X |
| 23 | 850 (888) Brannan | 3780 | 72 | EN: Showpl/Potrero | BP Approved | | 0 | 22,826 | The proposed project would convert showrooms/accessory office on floors 1,2, and 5 to office; consiladate jewelery showrooms to the basement; and provide accessory parking at 925 Bryant. The project would involve conversion of 260,159 sf of PDR use to off | 2011.0583 | B | UMU | 68-X |
| 24 | 48 (38) Harriet St | 3731 | 102 | EN: East SoMa | PL Filed | 6/6/2008 | 4 | - | ERECT A 4 STORIES 4 UNITS RESIDENTIAL DWELLINGS | | 200806063801 | RED | 45-X |
| 25 | 2100 Mission St | 3576 | 001 | EN: Mission | PL Filed | 40,077 | 29 | (4,987) | Demolition of a one-story commercial building and construction of a mixed-use building comprising 29 residential units, 14 residential parking spaces, a ground-floor commercial space. | 2009.0880 | E | Mission St | 65-B |
| 26 | 190 Russ St | 3731 | 087 | EN: East SoMa | BP Filed | 1/20/2006 | 8 | - | Demolish existing 2500 sf PDR bldg & construct 40 foot high, 16,000 sf bldg with 8 dwelling units and 8 parking spaces. | 2006.0521 | V 200601202701 | RED | 65-X |
| 27 | 574 Natoma St | 3726 | 075 | EN: East SoMa | BP Filed | 41,439 | 10 | - | Demolish existing 1,875 sqft, 19'-0" single-story warehouse. Proposed 6,525 sqft, 4-story multi-unit residence with 2 off-street parking spaces. | 2008.0795 | V 200809252699 | RED | 45-X |
| 28 | 960 Harrison St | 3753 | 021 | EN: East SoMa | COMPLETE | 3/1/2012 | 4 | (4,000.00) | Change of use and addition of 3-stories to an existing 2-story commercial building. The new building will consist of 4 2-bedroom residential units. The existing grade level is to be used for off-street parking. | 2010.0635 | E 2 | MUR | 65-X |
| 29 | 3143 24th St | 6520 | 035 | EN: Mission | PL Filed | 40,686 | 4 | 2,231 | New construction on vacant lot for a 4-unit resdeintial building with groundfloor commercial unit. | 2011.0536 | E 201006214964 | 24th St-Mi | 55-X |
| 30 | 808 Brannan | 3780 | 004D | EN: East SoMa | complete | 12/31/2013 | 0 | 22,886.00 | | 2012.0014 | B 20120103158 | UMU | 68-X |
| 31 | 111 Townsend St | 3794 | 014 | EN: East SoMa | BP FILED | 40,884 | 0 | 22,884 | The proposed project would involve the change of use of the project site from warehouse to restaurant and office use. The change of use would be from the existing 22,884-sq. ft. industrial use to a 16,786-sq. ft. office use with 6,098 sf. ft. of ground | 2011.0135 | E | MUO | 105-F |
| 32 | 2660 Harrison St | 3639 | 004A | EN: Mission | CONSTRUCTION | 9/27/2013 | 3 | - | The project is the demolition of a vacant 11,423-sf industrial building constructed in 1935 and the lot subdivision and construction of two residential buildings to total 43,649-sf and 62 units, in an Eastern Neighborhoods C-M zoning district. Twelve pe | 2004.0672 | V 201012307638 | UMU | 40-X |
| 33 | 1875 Mission St | 3548 | 032 | EN: Mission | CONSTRUCTION | 41,470 | 23 | (34,895) | The proposed project is renovation and interior remodeling of an existing commercial building to residential units and commercial space. The project is proposing 38 residential units, 23 off-street parking spaces, and 2,800 square-feet of commercial spac | 2010.0787 | V 201012237367 | Mission St | 40-X/65-X |
| 34 | 141 Albion St | 3568 | 068 | EN: Mission | CONSTRUCTION | 6/27/2013 | 3 | - | TO ERECT 3 UNITS, 4 STORIES RESIDENTIAL BUILDING. | | 201006043843 | RTO-Missio | 45-X |
| 35 | 2001 17th St | 3977 | 001 | EN: Showpl/Potrero | PL Filed | 40,904 | 5 | - | COMPLY WITH NOV 200879593. LEGALIZE E BUILDING AS 5 ROOM GROUP HOUSING. AS APPROVED BY PLANNING DEPT | | 201112271344 | RH-2 | 45-X |
| 36 | 226 6th St | 3731 | 003 | EN: East SoMa | BP Approved | 12/10/2012 | 37 | 5,445.00 | Vertical addition of 4th floor to existing hotel. | 2009.0089 | V 20080616455 | SoMa NCT | 65-X |

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| 37 | 1280 Hampshire St | 4266 | 013 | EN: Mission | complete | 40,850 | 3 | - | Demolition of a garage and new construction of 3 DUs; 4-story building. | 2008.1063 | E 20080718707 | RH-3 | 40-X |
| 38 | 1321 De Haro St | 4218 | 036 | EN: Showpl/Potrero | PL Approved | 7/16/2009 | 2 | - | Dish existin 1200 sqft residence with no off-street parking and construct 3-unit 3100 sqft with 3 off-street parking spaces. Rear Yard Variance | 2008.0505 | V | RH-3 | 40-X |
| 39 | 953 Treat Ave | 3639 | 028 | EN: Mission | PL Approved | 39,590 | 4 | - | The project includes minor improvements to a single family dwelling and construction of a new warehouse building with four residential units above. | 2007.0981 | V | UMU | 40-X |
| 40 | 838 Kansas St | 4093 | 007 | EN: Showpl/Potrero | BP Approved | 3/1/2013 | 1 | - | Existing 11-foot residential building with 1,250 sqft with off-street parking. Proposed 40-foot 4,700 sqft 2-unit residential building with 2 off-street parking spaces. | 2007.1484 | D 200805232798 | RH-2 | 40-X |
| 41 | 2420 3rd St | 4108 | 003F | EN: Central Waterfro | BP Approved | 41,262 | 1 | 2,835 | Vacant ot. Construct new 4-story single-family dwelling. | 2010.1082 | E 200911171348 | UMU | 45-X |
| 42 | 666 Shotwell St | 3611 | 062 | EN: Mission | PL Filed | 2/18/2010 | 1 | 2,757.00 | Expand residential care facility from 29 to 30 rooms w/in existing building. Construct new single-family residence. | 2010.0101 | C | RH-3 | 40-X |
| 43 | 12 Sherman St | 3754 | 042 | EN: East SoMa | BP Approved | 41,239 | 3 | - | The new construction of a four story mixed use building having three dwelling units over a PDR commercial ground floor. The project is not proposing parking for the three units. Units said "0". | 2007.1015 | V 200702204428 | MUG | 45-X |
| 44 | 353 San Jose Ave | 6531 | 022 | EN: Mission | BP Approved | 4/24/2013 | 3 | - | Demolish existing single-family dwelling and construct new 4-unit residence. | 2009.0173 | D 200712120285 | RM-2 | 40-X |
| 45 | 3241 25th St | 6525 | 034 | EN: Mission | BP Filed | 39,238 | 3 | - | Section 134-Rear Yard Variance | 2007.0659 | V 200706053001 | RH-3 | 40-X |
| 46 | 3527 18th St | 3588 | 001C | EN: Mission | PL Approved | 2/3/2012 | 2 | - | add two units to (e) 8 unit building | 2011.0527 | V | RTO-Missio | 55-X |
| 47 | 1036 Mississippi St | 4224 | 018 | EN: Showpl/Potrero | BP APPROVED | 40,148 | 2 | - | New construction of two buildings with two units each, total of four units on a vacant lot. | 2007.0713 | E 200705010119 | RH-3 | 40-X |
| 48 | 251 Arkansas St | 4004 | 024 | EN: Showpl/Potrero | BP Approved | 3/6/2013 | 2 | - | New construction of a 4-story, 3-unit residential building as a demolition replacement for the existing single-family home (2009.0583D). | 2009.1165 | D 200905208827 | RH-3 | 40-X |
| 49 | 2374 Folsom St | 3594 | 009 | EN: Mission | CONSTRUCTION | 41,039 | 2 | - | CONVERT EXISTING 3-STORY 2-UNIT RESIDENTIAL BUILDING W/ 2 OFF-STREET PARKING SPACES TO 4-STORY 4-UNIT RESIDENTIAL BUILDING W/ 4 OFF-STREET PARKING SPACES. | 2007.1209 | E 200701292823 | RM-1 | 55-X |
| 50 | 277 San Carlos St | 3596 | 017A | EN: Mission | CONSTRUCTION | 7/3/2013 | 2 | - | Erect 4 stories two family dwellings. | | 200710195923 | NC-1 | 45-X |
| 51 | 1067 Tennessee St | 4108 | 010 | EN: Central Waterfro | PI Filed | 40,429 | 2 | - | PROPOSE NEW UNDERGROUND GARAGE WITH 3 CAR GARAGE PARKING. PROPOSED HORIZONTAL ADDITION AT 1ST FLOOR | | 201006073967 | RH-3 | 40-X |
| 52 | 795 22nd St | 4172 | 034B | EN: Central Waterfro | PL Filed | 6/23/2011 | 2 | - | Demolition of existing one-story building and new construction of four-story residential-over-commercial building. | 2011.0659 | V | NCT-2 | 45-X |
| 53 | 534 Texas St | 4101 | 004 | EN: Showpl/Potrero | PL Filed | 40,907 | 2 | - | ERECT NEW 4 STORY, 1 BASEMENT, TYPE 5, 2 FAMILY DWELLING UNITS BUILDING. | | 201112301504 | RH-2 | 40-X |
| 54 | 455 Potrero Ave | 3974 | 020 | EN: Showpl/Potrero | PL Filed | 2/9/2012 | 2 | - | Demo existing garage & construct a new residential duplex unit over basement level with 1 car-garage. Install sprinklers in building located in the rear of the lot. | 2012.0131 | E | UMU | 58-X |

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| 55 | 147 S Park Ave | 3775 | 031 | EN: East SoMa | CONSTRUCTION | 41,540 | 1 | 1,286 | Demo existing residential building and construct a new 4-story mixed-use building, with a restaurant on the first floor and two residential units on the upper floors. | 2010.0959 | E 201102170507 | SPD | 40-X |
| 56 | 857 Alabama St | 4085 | 026 | EN: Mission | CONSTRUCTION | 11/2/2012 | 2 | - | ERECT 4 STORIES OF 2 DWELLING UNIT,TYPE 5 | | 201012307679 | RH-2 | 40-X |
| 57 | 580 Valencia St | 3568 | 011 | EN: Mission | BP filed | 40,738 | 1 | 209 | Build a full service restaurant on the entire lot and add a new residential level above the restaurant. Vertical addition of one story on the existing one story building. Modification of front and rear facade. Rear yard variance required for staircase | 2010.1070 | C | Valencia S | 55-X |
| 58 | 2219 Bryant St | 4087 | 037 | EN: Mission | BP Approved | 4/30/2008 | 1 | - | The proposal is for a vertical alteration to add a third story to an existing two story single-family dwelling in zoning district RM-1. The project will add one additional dwelling unit and one additional off-street parking space. The front setback will | 2006.1340 | D 200604259790 | RM-1 | 40-X |
| 59 | 1196 Hampshire St | 4210 | 013 | EN: Mission | CONSTRUCTION | 41,458 | 1 | - | Parking Variance - Does not meet independent access requirement under 155(c) | 2008.0240 | V 200710155355 | RH-2 | 40-X |
| 60 | 161 San Carlos St | 3589 | 026 | EN: Mission | BP Approved | 11/23/2009 | 1 | - | CONVERT 2 UNITS BLDG TO 3 UNITS BLDG, REMOVE STAIRCASE JOINING UPSTAIRS AND DOWNSTAIRS, PUT IN KITCH | | 200902041380 | RTO-Missio | 45-X |
| 61 | 1510 25th St | 4224 | 027 | EN: Showpl/Potrero | BP Approved | 40,774 | 1 | - | Construction of new dwelling unit above new garage structure. Subject lot is 50 feet by 100 feet. 2 existing dwelling units on site. | 2009.0113 | V 201009140824 | RH-3 | 40-X |
| 62 | 2857 22nd St | 4148 | 001A | EN: Mission | CONSTRUCTION | 2/21/2012 | 1 | - | SITE PLAN FOR LOWER LEVEL OF 2 SOTRY BLDG. TO INSTALL A NEW RESIDENTIAL UNIT WITH PATIO IN PRESENT W | | 200709243458 | RH-3 | 40-X |
| 63 | 585 Texas St | 4102 | 052 | EN: Showpl/Potrero | CONSTRUCTION | 40,430 | 1 | - | Addition to existing 1,087 square foot single-family dwelling, adding one additional unit for a total of 3,000 square feet and 2-units. | 2006.0689 | D 200606133915 | RH-2 | 40-X |
| 64 | 355 Capp St | 3590 | 056 | EN: Mission | BP Filed | 4/6/2009 | 1 | - | New dwelling located within the existing building envelope. Ground Floor. New dwelling requires an exposure variance. Possible usable open space variance request. Two buildings are located on the subject lot. | 2010.0078 | V 200904065668 | RTO-Missio | 40-X |
| 65 | 3120 23rd St | 3638 | 018 | EN: Mission | CONSTRUCTION | 41,446 | 1 | - | Vertical addition adding one new dwelling unit, roof deck, and interior changes. | 2009.0810 | V 200908265600 | RH-3 | 40-X |
| 66 | 575 Vermont St | 4010 | 006 | EN: Showpl/Potrero | PL Approved | 2/11/2008 | 1 | - | Construct a second dwelling unit? | 2006.1070 | E | RH-2 | 40-X |
| 67 | 749 Wisconsin St | 4098 | 027 | EN: Showpl/Potrero | BP Filed | 39,066 | 1 | - | The proposal is to demolish a single-family house and constructing a two-unit structure. | 2006.1506 | D 200612159955 | RH-2 | 40-X |
| 68 | 1036 Wisconsin St | 4219 | 004 | EN: Showpl/Potrero | PL Approved | 10/6/2009 | 1 | - | Existing one-story single-family residence at 18-feet tall and 850 sqft with no off-street parking to be demolished. Proposed new 4-story, 2-unit residence at 40-feet tall and 3,765 sqft with 2 off-street parking spaces. | 2008.0870 | E | RH-2 | 40-X |
| 69 | 1366 San Bruno Ave | 4263 | 007 | EN: Showpl/Potrero | BP Filed | 39,162 | 1 | - | Mandatory DR for res. demo. The proposal would demolish an existing two-unit residential building, constructed in 1905, and construct a new three unit residential building. | 2008.0614 | D 200703216793 | RH-3 | 40-X |
| 70 | 466 Missouri St | 4067 | 009A | EN: Showpl/Potrero | BP Approved | 5/23/2011 | 1 | - | NEW 3RD FLOOR ADDITION. LEGALIZE (E) 2ND DWELLING UNIT. | | 201008239387 | RH-2 | 40-X |
| 71 | 1115 Potrero Ave | 4212 | 011 | EN: Showpl/Potrero | BP APPROVED | 40,973 | 1 | - | CONVERT BASEMENT TO LEGAL DWELLING UNIT INCLUDING KITCHEN, LIVING ROOM, 1 BEDROOM, 1 FULL BATH & LAU | | 201109215213 | RH-3 | 55-X |
| 72 | 2207 25th St | 4282A | 023 | EN: Showpl/Potrero | CONSTRUCTION | 3/12/2013 | 1 | - | Legalize existing structure in required rear yard. | 2010.0231 | V | RH-2 | 40-X |

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| 73 | 1331 Florida St | 4273 | 018 | EN: Mission | PL Filed | 39,582 | 1 | - | CONVERT EX. SINGLE FAMILY HOME INTO A 2UNIT BLDG. ADD A 240SF HORIZONTAL ADDITION TO THE EXISTING BL | | 200805142097 | RH-2 | 40-X | |
| 74 | 500 Capp St | 3610 | 032 | EN: Mission | PL Filed | 8/14/2009 | 1 | - | Preservation and resotration of the exterior of the existing home. Excavate basement into full basement use and construct second unit at the rear of the lot. | 2009.0757 | E | RTO-Missio | 55-X | |
| 75 | 2138 Folsom St | 3574 | 008 | EN: Mission | PL Filed | 40,592 | 1 | - | CONVERT WAREHOUSE TO ART STUDIO WITH ACCESSORY DWELLING UNIT. ADD LIVING UNIT ON RAISED PLATFORM AT | | 201102180558 | PDR-1-G | 58-X | |
| 76 | 748 Treat Ave | 3612 | 055 | EN: Mission | cancelled | 1/31/2011 | 1 | - | ADDITION OF 11'X20' @ REAR OF STRUCTURE, TO COMPLY W/N.O.V#200716838 , DEMO OF WALLS & PROVIDE 4X12 | | 20090327498 | RH-3 | 40-X | |
| 77 | 915 Florida St | 4145 | 029 | EN: Mission | construction | 41,422 | 1 | - | SECONDARY LIVING UNIT ON GROUND FLOOR. 1140 SQFT. ZONED FOR MULTIFAMILY. INCLUDES (N) BEDROOM, (N) B | | 201010183199 | RH-2 | 40-X | |
| 78 | 457 Tehama St | 3732 | 087 | EN: East SoMa | BP APPROVED | 8/5/2013 | 1 | - | Change of use from industrial warehouse to residential single family dwelling with remodel and expansion of building. | 2006.0123 | C | 201108112225 | MUR | 45-X |
| 79 | 35 Lexington St | 3576 | 039 | EN: Mission | BP Approved | 41,450 | 1 | - | CREATE A 620 SQ FT 3RD UNIT AT 1ST FLOOR INCLUSIVE OF A 1 STORY ADDITION OF 130 SQ FT WITH ROOF DECK | | 201202174465 | RTO-Missio | 45-X | |
| 80 | 2923 Harrison St | 4271 | 034 | EN: Mission | PL Filed | 12/3/2012 | 1 | - | CREATE LEGAL GROUND FLOOR SECOND UNIT. WORK TO INCLUDE (N) MECHANICAL (FURNACE), (N) LIGHTING & PLUM | | 201203287050 | RH-2 | 40-X | |
| 81 | 1076 Hampshire St | 4152 | 016 | EN: Mission | CONSTRUCTION | 40,960 | 1 | - | Demolish existing single-story storage building built in 1922 and construct a 4-story 2-unit building. | 2008.0015 | E | 200709193092 | RH-2 | 40-X |
| 82 | 3500 19th St | 3588 | 012 | EN: Mission | BP approved | 5/1/2006 | 17 | 2,950.00 | 17 NEW DWELLING UNITS OVER GROUND FLOOR RETAIL (2900 SF) AND 17-CAR PARKING GARAGE | 2005.0490 | C | 200605010369 | Valencia S | 55-X |
| 83 | 1004 Mississippi St | 4224 | 015 | EN: Showpl/Potrero | BP APPROVED | 39,829 | 28 | - | Construct 28 dwelling units and 28 parking spaces in an underground garage on a vacant lot. The building would be approximately 57,974 sq. ft. and approximately 40 feet in height. | 2006.0810 | C | 200705010141 | RH-3 | 40-X |
| 84 | 1150 16th St | 3821 | 007 | EN: Showpl/Potrero | BP Filed | 7/22/2011 | 15 | 1,155.00 | Construction of a five-story, mixed-use building with 15 dwelling units, 15 off-street parking spaces, and 1,155 GSF of ground floor commercial use. | 2004.1004 | C | 201107220904 | PDR-1-D | 68-X |
| 85 | 246 Ritch St | 3776 | 092 | EN: East SoMa | CONSTRUCTION | 41,473 | 19 | - | The proposed project would demolish the existing 4,130 sq. ft. storage shed and construct a building consisting of 19 SRO units and five parking spaces. The proposed project would be approx. 16,074 sq. ft. five stories, and 50 feet in height. | 2006.1348 | C | 200701051074 | SLI | 55-X |
| 86 | 2652 Harrison St | 3639 | 002 | EN: Mission | construction | 6/21/2013 | 20 | - | Demolition and new construction 30-unit residential building over basement level parking | 2006.0054 | C | 201111038222 | UMU | 40-X |
| 87 | 3135 24th St | 6520 | 036 | EN: Mission | CONSTRUCTION | 41,471 | 9 | 1,360 | Demolish existing two-story parking garage, perviously used as auto repair shop and construct 12 dwelling units over ground floor commercial in a three-story building with 12 parking spaces. The proposed structure would be 40 feet in height and 24,291 sq | 2005.1076 | V | 200711137944 | 24th St-Mi | 45-X |
| 88 | 1340 Natoma St | 3548 | 065 | EN: Mission | BP APPROVED | 8/5/2013 | 2 | - | Rear horizontal and vertical addition to an existing single-family dwelling structure used as an office for the last 50 years. The proposed use would be wholly residential with 3-4 new dwelling units. | 2007.0310 | C | 200712170620 | UMU | 40-X |
| 89 | 605 Mississippi St | 4103 | 036 | EN: Showpl/Potrero | PL Approved | 39,836 | 1 | - | Addition/alteration of existing single-family residence to 2-unit residence. | 2008.1307 | E | | RH-2 | 40-X |
| 90 | 72 Townsend St | 3789 | 003 | EN: East SoMa | BP APPROVED | 12/6/2012 | 74 | - | 76 new construction / mixed | 2007.0894 | Q | 200705010136 | SB-DTR | 105-F |

Eastern Neighborhoods Planning Case and Building Permit Pipeline
as Q4 2013

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|---------|-------------------|-------|------|----------------------|--------------|------------|-----------------------|----------------------------|--|-----------|----------------|--------------|-----------------|
| 91 | 537 Natoma St | 3726 | 047 | EN: East SoMa | BP Approved | 41,432 | 14 | - | Demolish existing structure and construct 14 residential dwelling units and 14 parking spaces. | 2005.0990 | E 200509011813 | RED | 45-X |
| 92 | 181 S Park St | 3775 | 172 | EN: East SoMa | BP Approved | 6/7/2013 | 2 | - | Conversion of 2nd floor office space to two dwelling units with less than the required square footage of private usable open space, and no rear yard. Open space and Rear yard variances are being sought. | 2005.0862 | V 200608028296 | SPD | 40-X |
| 93 | 160 14th St | 3530 | 049 | EN: Mission | BP Approved | 39,560 | 1 | - | Change of occupancy at 2nd floor to R-3/ PROVIDE 1 HOUR SEPARATION BETWEEN NEW DWELLING UNIT AND EXI | | 200710034503 | PDR-1-G | 58-X |
| 94 | 1801 Mission St | 3548 | 039 | EN: Mission | BP Approved | 9/17/2012 | 18 | 2,600.00 | Construction of a seven-story structure with 36 affordable senior housing units, no off-street parking, and appx. 2,600 GSF of ground floor commercial use. | 2004.0675 | E 200607176702 | UMU | 68-X |
| 95 | 3249 17th St | 3575 | 063 | EN: Mission | BP Filed | 40,261 | 2 | 1,996 | Project would require a rezoning from RH-2 to NC-3. Proposed project construct a three-story addition to the existing one building on the project site. The new building would be four-story, 50-feet in height consisting of 1,996 sq. ft. ground floor resta | 2005.1155 | E 201003248891 | RTO-Missio | 55-X |
| 96 | 3360 20th St | 3594 | 016 | EN: Mission | BP APPROVED | 10/21/2010 | 6 | - | Conversion of an automotive garage to six 3-BR, 2-BA units on two floors above garage. | 2005.0370 | E 200512200747 | NC-2 | 45-X |
| 97 | 2986 22nd St | 3613 | 018B | EN: Mission | CONSTRUCTION | 41,547 | 2 | - | Construct two stories vertical and four stories horizontal addition to the rear of the existing two-story, single-family house. The proposal would also add two dwelling units and an underground parking garage. A rear yard variance is sought for th | 2005.1059 | V 200507147539 | RH-3 | 40-X |
| 98 | 2525 Mission St | 3615 | 026 | EN: Mission | BP Approved | 8/26/2009 | 0 | 4,999.00 | The project is to demolish the existing single-story retail building and construct a new building that would be three-stories tall and would contain retail on the ground floor and offices on the second and third floors. | 2003.0159 | V 200302218059 | Mission St | 65-B |
| 99 | 550 Alabama St | 4019 | 002 | EN: Mission | BP Approved | 41,453 | 1 | - | 6/15/05 - Environmental Exemption Variance for parking. Addition of third floor and mezzanine over existing two-story building for use as light industrial (apparel manufacturing). | 2005.0108 | V 200412272194 | PDR-1-G | 68-X |
| 100 | 948 Hampshire St | 4143 | 008 | EN: Mission | BP Approved | 3/12/2009 | 1 | - | VERTICAL ADDITION WITH STUDIO APT. ON GROUND FLOOR | | 200503298688 | RH-2 | 40-X |
| 101 | 42 Harriet St | 3731 | 101 | EN: East SoMa | PL Approved | 40,532 | 23 | - | The proposed project is the construction of a 4-story, residential building, with 23 SRO units, with one off-street parking space. The project site is currently a surface parking lot. | 2010.0128 | E | MUG | 45-X |
| 102 | 2401 16th St | 3965 | 001 | EN: Mission | bp approved | 6/18/2013 | 12 | 1,722.00 | Retain the existing three-story, 34-foot, 5,625 sq. ft. retail and office building. Addition and new construction of 12 residential units over ground floor retail. The total project including the existing retail/office uses would be approximately 29,822 | 2006.0428 | C | UMU | 68-X |
| 103 | 1179 Tennessee St | 4172 | 053 | EN: Central Waterfro | PI Filed | 40,120 | 8 | - | ERECT A FOUR STORY EIGHT UNIT RESIDENTIAL BLDG WITH COML | 2001.0451 | D 9902819 | NCT-2 | 40-X |
| 104 | 345 6th St | 3753 | 081 | EN: East SoMa | BP Filed | 6/7/2013 | 36 | 324.00 | Demolition of 2,973-sf one-story office and surface parking and new construction of 37,200-sf 37-unit five-story structure with residential over ground floor retail and 9-space parking. | 2005.0876 | V | MUR | 85-X |
| 105 | 144 King St | 3794 | 024 | EN: East SoMa | bp filed | 41,453 | 0 | 49,500 | To demolish a non-contributing building in South End HD and construct new 131-room hotel with ground floor retail and no off-street parking. Seeking variances for parking and for restrictions on bay window dimensions (Sections 151 and 136). | 2004.1326 | V | MUO | 105-F |
| 106 | 49 Julian Ave | 3547 | 032 | EN: Mission | PL Approved | 1/26/2012 | 8 | - | Construction of five-story eight-unit residential building of approximately 10,583-sf. Demolition of existing 1962 light industrial warehouse, presently vacant. No off-street parking existing and eight proposed. | 2005.0233 | C | UMU | 45-X |
| 107 | 899 Valencia St | 3596 | 113 | EN: Mission | PL Approved | 40,689 | 18 | 4,705 | The proposed project is demolition of a 1,800-gsf gas station and construction of a 5-story 50,141-gsf mixed use residential structure with 18 dwelling units, 22 parking spaces, and two ground-floor retail units at the corner of Valencia and 20th Streets | 2004.0891 | C | Valencia S | 55-X |
| 108 | 1717 17th St | 3980 | 007 | EN: Showpl/Potrero | PL Approved | | 41 | (18,209.00) | Demolition of three existing commercial buildings and construction of three mixed-use buildings with 41 residential dwelling units, 4,840 GSF of PDR use, and 57 off-street parking spaces. | 2004.0946 | C | UMU | 48-X |

Eastern Neighborhoods Planning Case and Building Permit Pipeline
as Q4 2013

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|---------|-------------------|-------|------|----------------------|--------------|------------|-----------------------|----------------------------|--|-----------|--------------|--------------|-----------------|-------|
| 109 | 935 Folsom St | 3753 | 140 | EN: East SoMa | PL Filed | 40,287 | 69 | 4,400 | Demolish existing 18,208 sq.ft. industrial structure and construct 69 residential units, 4,400 sq. ft. of retail/ restaurant and 31 parking spaces. The proposed project would be eight-story, with portions of the building at 40 and 85 feet in height and a | 2006.0241 | V | MUR | 45-X/85-X | |
| 110 | 452 Tehama St | 3732 | 112 | EN: East SoMa | PL Filed | 6/7/2013 | 20 | (4,917.00) | Demolition of existing two-story office building and construction of 20 residential dwelling units, 888 sq. ft. of retail, and five parking spaces in two buildings that would be 40 feet and 85 feet in height. Total gross sq. ft. of the project would be a | 2005.1026 | E | MUR | 45-X/85-X | |
| 111 | 1731 15th St | 3555 | 056 | EN: Mission | construction | 41,417 | 25 | - | SEISMIC RETROFIT & BLDG REHABILITATION. LIFE SAFETY IMPROVEMENTS INCLUDING 2 ENCLOSED STAIRWAYS & LI | | 201009281752 | Valencia S | 55-X | |
| 112 | 200-214 6th St | 3731 | 001 | EN: East SoMa | BP Filed | 11/29/2012 | 50 | 3,074.00 | The proposed project is the demolition of an existing 144 room hotel building and construction of a new mixed - use building with 56 affordable dwelling units, approximately 3,074 sq.ft. of retail, and 15 off-street parking spaces. | 2011.0119 | E | SoMa NCT | 85-X | |
| 113 | 1 Turner Ter | 4167 | 004 | EN: Showpl/Potrero | PL Filed | 40,359 | 500 | 30,000 | Replace 606 units of public housing with 1,400-1,700 units of mixed-income, mixed-tenure housing, including 1-to1 replacement of public housing. Project will also include neighborhood serving retail, community facilities, parks and open space, and a new | 2010.0515 | E | RM-2 | 40-X | |
| 114 | 240 5th St | 3732 | 150 | EN: East SoMa | BP Approved | 8/27/2012 | 0 | - | SHORING DURING CONSTRUCTION EXCAVATION. NEW CONSTRUCTION UNDER SEPARATE APPLN #201106017202 | | 201203196326 | MUR | 85-X | |
| 115 | 411 Valencia St | 3554 | 027 | EN: Mission | CONSTRUCTION | 40,974 | 16 | 1,400 | Construction 24-du bldg, with 1+ 16 stacked parking spaces on ground floor accessed from Caledonia Street, with two ground floor retail spaces of 620-gsf and 700-gsf on Valencia Street; six stories plus roof deck, 16,800-gsf total, on existing vacant lot | 2009.0180 | V | 200510135500 | Valencia S | 55-X |
| 116 | 1301 Indiana St | 4228 | 010 | EN: Central Waterfro | construction | 3/28/2013 | 71 | 5,000.00 | The proposed project involves the demolition of the existing 14,800 gsf warehouse and construction of a 5 story 166,590 gsf residential building, containing up to 81 dwelling units, 5,000 gsf of retail space and 164 off-street parking space. PUD excepti | 2002.1303 | C | 200212244171 | PDR-1-G | 58-X |
| 117 | 1049 Howard St | 3731 | 074 | EN: East SoMa | CONSTRUCTION | 39,630 | 25 | - | Expansion of use of existing group housing homeless shelter. | 2007.0469 | 200509092473 | MUG | 85-X | |
| 118 | 1880 Mission St | 3547 | 002A | EN: Mission | CONSTRUCTION | 3/9/2012 | 194 | - | Demolish light industrial bldg and construct 194-unit PUD with commercial and 225 parking spaces. | 2003.0758 | C | 200710014208 | Mission St | 65-X |
| 119 | 179 San Carlos St | 3589 | 023 | EN: Mission | CONSTRUCTION | 40,968 | 3 | - | New construction of 3-unit residential building. | 2004.0487 | C | 200403310134 | RTO-Missio | 45-X |
| 120 | 1001 Potrero Ave | 4154 | 001 | EN: Showpl/Potrero | CONSTRUCTION | 7/30/2013 | 0 | 419,070.00 | Rebuild of SF General Hospital (SFGH) to new requirements, part of IMP: new 419,070-sf acute care hospital building, 105-ft in height, and reuse of 129,706-sf Building 5, equivalent to existing hospital use capacity, with no proposed parking. | 2007.0603 | C | 200901230738 | P | 105-E |
| 121 | 585 Kansas St | 4009 | 008A | EN: Showpl/Potrero | CONSTRUCTION | 39,616 | 1 | - | Variance for reduced parking requirement | 2006.0140 | V | 200602023655 | RH-3 | 40-X |
| 122 | 746 Carolina St | 4096 | 005 | EN: Showpl/Potrero | CONSTRUCTION | 3/22/2010 | 2 | - | Front setback variance to construct a new two family dwelling unit on a vacant lot. Building would be three-story over garage, totaling 5,838 sq. ft. | 2005.0613 | V | 200506074411 | RH-2 | 40-X |
| 123 | 1028 Wisconsin St | 4219 | 003 | EN: Showpl/Potrero | CONSTRUCTION | 39,493 | 1 | - | TO ERECT A NEW 3 STORY AND PENTHOUSE, WITH 2 DWELLING UNITS. | | 200412080961 | RH-2 | 40-X | |
| 124 | 3176 17th Street | 3571 | 5 | EN: Mission | BP Approved | | 0 | 8,100.00 | 0 | | 20110629915 | PDR-1-G | 58-X | |
| 125 | 132 Hawthorne | 3750 | 54 | EN: East SoMa | BP Approved | | 0 | 14,250 | 0 | | 2012012428e | | | |
| 126 | 3418 26th Street | 6529 | 12 | EN: Mission | BP Approved | | 0 | - | 0 | | 20070620457 | | | |

Eastern Neighborhoods Planning Case and Building Permit Pipeline
as Q4 2013

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|---------|---------------------|-------|------|----------------------|-------------|-----------|-----------------------|----------------------------|--|----------|-------------|--------------|-----------------|
| 127 | 740 Valencia Street | 3588 | 6 | EN: Mission | COMPLETE | | 0 | 7,621 0 | | | 20101220703 | | |
| 128 | 550 Florida | 4018 | 2 | EN: Mission | BP Approved | | 0 | 5,900.00 0 | | | 20110926546 | | |
| 129 | 3000 20th Street | 4082 | 8 | EN: Mission | BP Approved | | 0 | 1,900 0 | | | 20100429139 | | |
| 130 | 620 Treat Ave | 3593 | 39 | EN: Mission | BP Approved | | 0 | 4,187.00 0 | | | 20100305769 | | |
| 131 | 650 Florida | 4021 | 2 | EN: Mission | BP Approved | | 0 | - 0 | | | 20110705952 | | |
| 132 | 1376 Florida | 4272 | 14 | EN: Mission | BP Approved | | 0 | - 0 | | | 20090327498 | | |
| 133 | 2505 3rd Street | 4173 | 1 | EN: Central Waterfro | BP Approved | | 0 | - 0 | | | 20110505541 | | |
| 134 | 342 South Van Ness | 3548 | 7 | EN: Mission | BP Approved | | 0 | - 0 | | | 20091030027 | | |
| 135 | 19 Capp Street | 3553 | 047A | EN: Mission | BP Approved | | 0 | - 0 | | | 20100423101 | | |
| 136 | 134 Barlett Street | 3636 | 39 | EN: Mission | BP Approved | | 0 | - 0 | | | 20100507201 | | |
| 137 | 599 South Van Ness | 3571 | 7 | EN: Mission | BP Approved | | 0 | - 0 | | | 20100824948 | | |
| 138 | 144 King Street | 3794 | 24 | EN: East SoMa | BP Approved | | 0 | 1,340.00 0 | | | 20090327498 | MUO | 105-F |
| 139 | 720 York Street | 4080 | 21 | EN: Mission | BP Approved | | 0 | - 0 | | | 20100622503 | | |
| 140 | 893 Folsom Street | 3752 | 79 | EN: Mission | BP Approved | | 0 | - 0 | | | 20100928177 | | |
| 141 | 3275 22nd Street | 3636 | 36 | EN: Mission | BP Approved | | 0 | - 0 | | | 20111114882 | | |
| 142 | 240 5th Street | 3732 | 150 | EN: East SoMa | BP Approved | 8/27/2012 | 0 | - 0 | | | 20110601720 | | |
| 143 | 1376 Florida | 4273 | 14 | EN: Mission | BP Approved | | 0 | - 0 | | | | | |
| 144 | 1029 Natoma St | 3511 | 055 | EN: WSoMa | PL Approved | 6/11/2009 | 3 | - | The proposal is to demolish a single-family fire-damaged structure, origianlly constructed in 1922, and to construct a new 4-unit residential structure in five stories. | 2006.108 | 20100928177 | RED | 40-X |

Eastern Neighborhoods Planning Case and Building Permit Pipeline
as Q4 2013

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|---------|-------------------|-------|------|-----------|--------------|------------|-----------------------|----------------------------|--|-----------|--------------|--------------|-----------------|
| 145 | 49 Grace St | 3509 | 027 | EN: WSoMa | BP Filed | 39,659 | 1 | - | DEMOLITION OF EXISTING ONE-STORY OVER GARAGE SINGLE-FAMILY HOME. CONSTRUCTION OF A 5-STORY BUILDING WITH TWO RESIDENTIAL UNITS AND TWO OFFICES. | 2007.1230 | 200807308027 | RED-MX | 45-X |
| 146 | 252 09th St | 3518 | 007 | EN: WSoMa | CONSTRUCTION | 4/22/2009 | 2 | 3,750.00 | Shadow Study for a new mixed-use building | 2002.0820 | 200203151582 | RCD | 55-X |
| 147 | 340 11th St | 3521 | 005 | EN: WSoMa | BP Filed | 38,453 | 20 | 5,682 | Demo. of an existing service station and construction of a five-story, mixed-use building with 20 dwelling units, 20 off-street parking spaces, and appx 5,682 GSF of ground floor retail use. | 2005.0525 | 200504119696 | WMUO | 55-X |
| 148 | 264 Dore St | 3525 | 046 | EN: WSoMa | BP Approved | 8/13/2008 | 0 | - | CONSTRUCTION OF 2-STORY TYPE 5-1 HOUR AUTOMOBILE REPAIR SHOP. | | 200712069799 | SALI | 40/55-X |
| 149 | 350 08th St | 3756 | 003 | EN: WSoMa | PL Approved | 41,485 | 416 | 53,000 | Seven building mixed-use development for 416 rental dus in 384,000-sf, with 50K-sf retail, 8,700-sf industrial/studio, and 409-space below ground parking on site of SOMA busyard, block bounded by 8th Street, Harrison, Ringold, Gordon, totaling 634,000-sf | 2007.1035 | | WMUG | 55/65-X |
| 150 | 56 Ringold St | 3756 | 025 | EN: WSoMa | BP Filed | 8/14/2013 | 2 | - | Addition to existing 2-story, 2800 sqft, 20-feet in height single-family dwelling with 2-car garage. The addition would add a 3rd and 4th story resulting in a 3-unit, 5,300 sqft building with a 3-car parking garage. | 2008.0082 | 200705312675 | RED-MX | 45-X |
| 151 | 44 Mclea Ct | 3757 | 045 | EN: WSoMa | PL Filed | 39,533 | 0 | 2,025 | VERTICAL ADDITION OF 3RD FLOOR OFFICE SPACE AND MEZZANINE AND INTERIOR RENOVATION TO INCLUDE RESTROO | | 200803268024 | SALI | 40/55-X |
| 152 | 639 Natoma St | 3727 | 035 | EN: WSoMa | CONSTRUCTION | 4/1/2013 | 1 | - | Addition to existng 2-unit residential building. Proposed 3-unit building. | 2009.0514 | 201104194374 | RED | 40-X |
| 153 | 870 Harrison St | 3752 | 019 | EN: WSoMa | BP Approved | 41,366 | 22 | - | Demolition of existing one-story 6,120 sq. ft. building and construction of 22 dwelling units, 1,282 sq. ft. of retail and seven parking spaces. The new structure would be 22,515 sq. ft., five-stories, and approximately 50 feet in height. | 2006.0430 | 200607146552 | WMUG | 55-X |
| 154 | 690 05th St | 3785 | 003 | EN: WSoMa | PL Approved | 6/17/2009 | 0 | 32,500.00 | Proposed project would demolish the existing office building and its associated parking and construct a new 75 room hotel and 5,000 cafe/bar. The building would be approximately 65 feet in height , 46,000 sq. ft. and would include 27 below-grade parking | 2006.0091 | | WMUO | 85-X |
| 155 | 854 Folsom St | 3733 | 020A | EN: WSoMa | BP Approved | 40,343 | 1 | - | Add one single story vertical addition of 1,650 sqft above the roof of the existinG 2- story office | | 200909146733 | WMUG | 55-X |
| 156 | 721 Clementina St | 3729 | 039 | EN: WSoMa | BP Filed | 12/24/2009 | 1 | - | REMODEL FIRST TWO FLOORS & ADD 2 ADDITIONAL STORIES OF RESIDENTIAL. CONVERT (E) 2ND FLOOR TO RESIDEN | 2006.1251 | 200912243860 | RED-MX | 45-X |
| 157 | 718 Tehama St | 3729 | 072 | EN: WSoMa | PL Filed | 40,262 | 1 | - | The project proposes to convert the existing two-story industrial building into a single family residence. | 2010.0212 | | RED-MX | 45-X |
| 158 | 248 - 252 09th St | 3518 | 006 | EN: WSoMa | BP Filed | 3/12/2013 | 15 | 10,326.00 | The proposed project is the demolition and new construction of two buildings. The project involves demolition of two 2,250 sq.ft buildings, and construction of two buildings. 248 9th Street would be commercial building totaling 11,066 sq.ft., and 252 9th | 2010.0222 | 201303122049 | RCD | 55-X |
| 159 | 1234 Folsom St | 3729 | 013 | EN: WSoMa | BP Filed | 40,291 | 8 | (2,247) | Alteration to existing building and adding two stories to existing structure. | 2010.0474 | 201004230976 | NCT-Folsom | 65-X |
| 160 | 10 Hallam St | 3755 | 079 | EN: WSoMa | BP Filed | 11/24/2008 | 1 | - | 3 br unit on-site manager's unit addition to tourist hotel | 2009.0108 | 200811247224 | NCT-Folsom | 65-X |
| 161 | 234 09th St | 3518 | 004 | EN: WSoMa | CONSTRUCTION | 40,988 | 1 | (7,550) | Conversion of existing commercial building to residential. | 2010.1074 | 201009140870 | RCD | 55-X |
| 162 | 140 09th St | 3509 | 005 | EN: WSoMa | CONSTRUCTION | 7/5/2012 | 10 | - | Change of Occupancy from retail furniture store to mixed use(Art studio, Art gallery, Congregate living facility and efficiency apartments. Seismic upgrade per 3403.5.- Auto sprinkler system NFPA 13. Partitions, plumbing,mechanical, electrical & finish w | | 201105256770 | RCD | 55-X |

Eastern Neighborhoods Planning Case and Building Permit Pipeline
as Q4 2013

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| 163 | 1123 Folsom St | 3755 | 101 | EN: WSoMa | CONSTRUCTION | 41,305 | 2 | (3,930) | Convert the existing 2nd floor tourist hotel to 2 dwelling units without parking. | 2011.0717 | 201204128157 | NCT-Folsom | 65-X |
| 164 | 230 11th St | 3516 | 005 | EN: WSoMa | BP Filed | 8/20/2013 | 5 | - | Rear yard variance for new one-story vertical addition on existing three-story residence. | 2012.0821 | 201206112314 | RED | 40-X |
| 165 | 603 7th Street | 3784 | 015 | EN: WSoMa | PL Filed | 41,025 | 0 | 4,666 | Demolish existing structure adn construct new 5,500sf or retail space.\ | 2012.0559 | | SALI | 40/55-X |
| 166 | 280 07th St | 3730 | 009 | EN: WSoMa | PL Filed | 9/11/2012 | 2 | 3,892.00 | Demolish existing one and two story buildings to construct a new three-story building. On the 7th St (east) side: bar/nightclub on the first and mezzanine levels, restaurant on the second level, and arts activity on the third level. On the Langton St (we | 2012.0356 | | WMUG | 65-X |
| 167 | 598 Brannan Street | 3777 | 045 | EN: WSoMa | PL Filed | 41,144 | 0 | 692,568 | Proposes to demolish the existing two-story, 38,200 sq.ft. industrial building at the property and to construct a two-building office project at the site. The buildings would be 160 feet in height, with 11 stories each. The buildings would be complete! | 2012.0640 | | SALI | 40/55-X |
| 168 | 35-41 Lafayette St | 3511 | 066 | EN: WSoMa | PL Filed | 1/31/2013 | 4 | - | Variance request to the open space requirements of P.C. Sec. 135 to permit the conversion of unused space into four (4) additional dwelling units. | 2013.0113 | | RED | 40-X |
| 169 | 1785 15th St | 3555 | 036 | EN: Mission | CONSTRUCTION | 41,417 | 8 | - | ERECT 5-STORY, TYPE 3, 8 DWELLING UNITS BUILDING. | | 201210242702 | RTO-Missio | 55-X |
| 170 | 39 San Carlos St | 3576 | 018 | EN: Mission | PL Filed | 6/14/2013 | 3 | - | ERECT 4 STORY 3 FAMILY DWELLING UNITS. | | 201302210648 | Mission St | 45-X |
| 171 | 80 Sycamore St | 3576 | 076 | EN: Mission | BP Filed | 41,123 | 1 | - | Variance request to the exposure requirements of P. C. Section 140 to accomodate a third unit with exposure to open space of less than 25' via Clarion Alley. | 2013.0171 | 20120802645 | RTO-Missio | 45-X |
| 172 | 3420 18th St | 3576 | 090 | EN: Mission | PL Filed | 3/25/2013 | 16 | - | The proposed project would demolish existing one-story commercial building and construct new five-floor building containing 16 residential units on four floors over ground floor garage containing 8 off-street parking spaces. | 2012.1572 | | Mission St | 55-X |
| 173 | 659 Guerrero St | 3588 | 056 | EN: Mission | PL Filed | 41,359 | 1 | - | 1/FL:ADD 1 BR,1 BA,1 FAM RM&STAIRS TO 2/FL. 2/FL:ADJUST BEDRM SIZE&ADD INTERIOR STAIRS TO 1/FL. 3/FL | | 201303263083 | RTO-Missio | 45-X |
| 174 | 793 South Van Ness Av | 3591 | 024 | EN: Mission | PL Filed | 8/14/2012 | 29 | 5,829.00 | Demolition of an existing gas station and construction of a five-story mixed-use building with 22 dwelling units, 7,795 GSF of ground floor retail use, and 49 off street parking spaces. | 2004.0914 | | NC-3 | 55-X |
| 175 | 333 San Carlos St | 3609 | 109 | EN: Mission | PL Filed | 41,296 | 1 | - | ADD ONE STUDIO UNIT IN BASEMENT LEVEL. | | 201301228393 | RTO-Missio | 40-X |
| 176 | 930 Shotwell St | 3641 | 076 | EN: Mission | PL Approved | 9/20/2013 | 2 | - | Construct new 3 stroy + garage/bassement, 2 unit residential building | 2012.0885 | 201206112282 | RH-2 | 40-X |
| 177 | 363 06th St | 3753 | 079 | EN: East SoMa | PL filed | 41,185 | 87 | 2,226 | Remove existing 2-story commercial building and construct a new 9-story mixed-use building. | 2011.0586 | | MUR | 85-X |
| 178 | 482 Bryant St | 3763 | 017 | EN: East SoMa | PL Filed | 11/8/2012 | 0 | 3,550.00 | ERECT 2-STORY, COMMERCIAL BUILDING. | | 201211083830 | SLI | 65-X |
| 179 | 270 Brannan St | 3774 | 026 | EN: East SoMa | PL Filed | 41,149 | 0 | 154,300 | Demolition of existing building on lot and construction of a new six-story commercial office building containing approximately 189,000 square feet of office uses and an approximately 13,000 square foot sub-grade parking garage containing 16 off-street pa | 2012.0799 | | MUO | 65-X |
| 180 | 77 & 85 Federal Street | 3774 | 071 | EN: East SoMa | PL Filed | 3/26/2013 | 0 | 54,977.00 | The proposed project is to demolish two story existing office buildings and new construction of a 5 story, 65-foot tall, commercial building with retail (fitness facility) at the ground-floor and basement level, and office use on the upper four-floors. | 2012.1410 | | MUO | 65-X |

Eastern Neighborhoods Planning Case and Building Permit Pipeline
as Q4 2013

| MAP NO. | ADDRESS | BLOCK | LOT | PLAN AREA | BEST STATUS | BEST DATE | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION | CASE NO. | BPA NO. | USE DISTRICT | HEIGHT DISTRICT |
|---------|---------------------------------|-------|------|--------------------|--------------|-----------|-----------------------|----------------------------|--|-----------|--------------|--------------|-----------------|
| 181 | 333 Brannan St (aka 329 Brannan | 3788 | 042 | EN: East SoMa | PL Filed | 41,501 | 0 | 175,881 | Demolish a surface parking lot and two industrial bldgs totaling 13,740 sf; and construct a 65-foot tall, six-story building with 175,881 sf of office, 2,572 sf of ground-floor retail along Brannan Street, and 72 below-ground parking spaces (44 valet, 3 | 2012.0906 | | MUO | 65-X |
| 182 | 1200 17th Street | 3949 | 001 | EN: Showpl/Potrero | PL Filed | 4/4/2012 | 200 | 171,013.00 | The proposed project will demolish metal warehouses and temporary office buildings; preserve and rehabilitate brick office building; lot line adjustment to create two lots, construct approximately 200 residential units in 4-story building on 17th Street; | 2011.1300 | | UMU | 68-X |
| 183 | 346 Potrero Avenue | 3962 | 008 | EN: Mission | PL Filed | 41,194 | 75 | 3,375 | The proposed project is the demolition of an existing car wash and construction of new 9-story mixed-use building with 75 dwelling unit, and 3,375 sf of ground floor commercial, and 57 off-street residential parking spaces. | 2012.0793 | | UMU | 85-X |
| 184 | 480 Potrero Av | 3973 | 002C | EN: Mission | PL Filed | 6/25/2013 | 71 | - | To construct a 6-story building over underground parking at 480 Potrero Avenue between Mariposa & 17th Street. The new building will have 84 residential units, totaling approx. 85,490 sq. ft. including studio, one bedroom, two bedroom, and three bedroom | 2011.0430 | | UMU | 58-X |
| 185 | 1451 Mariposa St | 4004 | 034 | EN: Showpl/Potrero | PL Filed | 41,330 | 1 | - | LEGALIZE (E) DWELLING UNIT, PROVIDE (N) SMOKE DETECTORS. REPLACE (E) OUTLETS IN KITCHEN, REPLACE (E) | | 201302250862 | RH-3 | 40-X |
| 186 | 526 Utah St | 4013 | 007 | EN: Showpl/Potrero | BP APPROVED | 4/2/2013 | 1 | - | REAR YARD ADDITION, DORMER ADDITION W/ BATH & CLOSET FLOOR 3. EXTERIOR STAIRCASE FROM FLOOR 3 TO REAR YARD. NEW KITCHEN, BATH, DECK FLOOR 2. (N) 2ND UNIT ON BOTTOM 2 FLOORS W/ KITCHEN, 2 BATHS, & 2 BEDROOMS. | | 201205220992 | RH-2 | 40-X |
| 187 | 685 Florida St | 4022 | 022 | EN: Mission | BP Filed | 41,172 | 4 | - | 6 story, 4 dwelling units, 68 foot height | 2012.1312 | 201209200274 | UMU | 68-X |
| 188 | 1914 20th St | 4071 | 014 | EN: Showpl/Potrero | PL Filed | 2/11/2013 | 2 | - | ERECT NEW 6 STORIES, 2 DWELLING UNITS BUILDING. | | 201302119939 | RM-1 | 40-X |
| 189 | 817 York St | 4088 | 030 | EN: Mission | CONSTRUCTION | 41,355 | 1 | - | CHANGE OF USE FOR SINGLE FAMILY TO 2 UNIT. DESIGNATION OF 2ND UNIT. NEW KITCHEN FOR UNIT. REF TO P/A | | 201208308682 | RH-2 | 40-X |
| 190 | 946 Rhode Island St | 4094 | 024 | EN: Showpl/Potrero | PL Filed | 11/2/2012 | 3 | - | ERECT NEW 4-STORY TYPE-5 CONDO | | 201211023396 | RH-3 | 40-X |
| 191 | 896 De Haro St | 4095 | 018 | EN: Showpl/Potrero | PL Filed | 41,023 | 2 | - | ERECT 4 STORIES, TYPE 5, 2 DWELLING UNITS BUILDING. | | 201204249018 | RH-2 | 40-X |
| 192 | 2830 22nd St | 4146 | 019 | EN: Mission | BP Filed | 10/1/2012 | 1 | - | Variance request to the rear yard requirement, open space, and exposure to convert existing structure to an additional unit for residential occupancy including the replacement of a deck/balcony/stairs to primary structure. | 2012.1417 | 201210011010 | RH-3 | 40-X |
| 193 | 1022 Rhode Island St | 4158 | 002 | EN: Showpl/Potrero | construction | 41,450 | 1 | - | CHANGE OF USE FROM SINGLE FAMILY TO 2-FAMILY DWELLING. TO LEGALIZE (E) LOWER UNIT. REMODEL (E) LOWER | | 201301248731 | RH-2 | 40-X |
| 194 | 910 Carolina St | 4160 | 003 | EN: Showpl/Potrero | pl filed | 4/25/2013 | 2 | - | ERECT NEW 4-STORY 2-UNIT RESIDENTIAL BLDG | | 201303122050 | RH-2 | 40-X |
| 195 | 2830 24th St | 4209 | 017 | EN: Mission | BP Filed | 41,101 | 3 | - | CONSTRUCT FOUR RESIDENTIAL UNITS AND ONE COMMERCIAL RETAIL/LAUNDROMAT WITHOUT PARKING 161(J) | 2006.0934 | 201207114624 | 24th St-Mi | 45-X |
| 196 | 1368 Utah St | 4264 | 007 | EN: Showpl/Potrero | construction | 5/23/2013 | 1 | - | ADD 1 DWELLING UNIT. NEW REAR BUILDING WALL. VERTICAL & HORIZONTAL ADDITION. NO CHANGE TO FRON (EAST | | 201205090138 | RH-3 | 40-X |
| 197 | 13 Lucky St | 6521 | 004 | EN: Mission | PL Filed | 41,354 | 1 | - | ERECT 3-STORY, TYPE 5, SINGLE FAMILY RESIDENCE. | | 201303212751 | | |
| 198 | 1069 Capp St | 6527 | 019 | EN: Mission | bp approved | 5/8/2013 | 2 | - | Variance to the Rear Yard Requirement (134), Exposure (140), Exposure of the open space (135) and required minimum dwelling unit mix (207.6). | 2012.0669 | 201207064206 | RTO-Missio | 40-X |

Eastern Neighborhoods Planning Case and Building Permit Pipeline
as Q4 2013

| MAP NO. | ADDRESS | BLOCK | LOT | PLAN AREA | BEST STATUS | BEST DATE | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION | CASE NO. | BPA NO. | USE DISTRICT | HEIGHT DISTRICT | | |
|---------|---------------------------------------|-------|------|----------------------|-------------|-----------|-----------------------|----------------------------|--|-----------|---------|--------------|-----------------|------------|------|
| 199 | 2051 3RD STREET | 3994 | 001B | EN: Central Waterfro | PL Filed | 41,074 | 97 | - | Demolition of existing structures and the construction of a new 6-story, 65.4-ft-tall building with 71,225 sf of residential (97 dwellings) and 45 off-street parking spaces. | 2010.0726 | X | UMU | 68-X | | |
| 200 | 1395 - 22nd St/aka: 790 Pennsylv 4167 | | 11 | EN: Central Waterfro | PL Filed | 3/1/2013 | 251 | - | The proposed project includes the construction of a mixed-use building with 251 dwelling units, 29,780 sq.ft of PDR, and 205 off-street parking spaces. | 2011.0671 | E | UMU | 40-X | | |
| 201 | 800 INDIANA STREET | 4105 | 9 | EN: Central Waterfro | PL Filed | 40,998 | 340 | - | The proposed project is the demolition of the existing Opera Warehouse and construction of a new 340-unit multi-family units and 294 parking spaces. The project would be constructed in six building with a semi subterraen parking garage. | 2011.1874 | E | UMU | 58-X | | |
| 202 | 1201-1225 TENNESSEE STREET | 4172 | 22 | EN: Central Waterfro | PL Filed | 4/11/2013 | 300 | (60,258.00) | Existing commercial structure to be demolished and replacde with 6 story mixed use building including approximately 300 dwelling units and 5,000 square feet of retail. | 2012.0493 | X | UMU | 68-X | | |
| 203 | 645 TEXAS ST (aka 1300 22nd Stri | 4102 | 26 | EN: Central Waterfro | PL Filed | 41,403 | 94 | (10,000) | The proposed project would construct a new 4-story, 94 unit residential project over 64 off-street parking spaces. The proposed building would be 4 stories and 45 feet in height. | 2012.1218 | X | MUR | 40-X | | |
| 204 | 650 INDIANA ST | 4049 | 9 | EN: Central Waterfro | PL filed | 3/11/2013 | 121 | (8,610.00) | Residential with ground floor neighborhood serving retail and commercial "flex" units. | 2012.1574 | E | UMU | 58-X | | |
| 205 | 815 - 825 TENNESSEE STREET | 4059 | 001A | EN: Central Waterfro | PL filed | 41,410 | 88 | - | The poposed project would result in the demolition of the two-story 815-825 Tennessee buildings, retaining the brick facade on the corner of Tennessee & 19th Streets (listed as a known historic resource in the Central Watrefront Survey) and construction | 2013.022 | E | UMU | 58-X | | |
| 206 | 777 TENNESSEE STREET | 4044 | 13 | EN: Central Waterfro | PL filed | 5/30/2013 | 59 | - | The proposed project would involve the demolition of an existing two-story light industrial building and construction of a new multi-family building. The proposed new building would include 59 Residential units over below grade parking which would conta | 2013.0312 | E | UMU | 58-X | | |
| 207 | 275 BRANNAN ST | 3789 | 9 | EN: East SoMa | BP APPROVED | 41,106 | 0 | 48,400 | Change in use of 48,411 gsf from manufacturing to office. Existing Building possesses 4,000 gsf of office use. Exterior alterations, including renovation of Brannan and Colin P. Kelly Street facades (new entrances, window rehabilitation/restoration), ins | 2011.141 | B | 20120716493 | | | |
| 208 | 1550 BRYANT ST | 3923 | 6 | EN: Mission | COMPLETE | 2/6/2013 | 0 | 15,600.00 | 0 | 2012.1046 | C | 20130206963 | PDR-1-G | 68-X | |
| 209 | 2730 17TH ST | 3965 | 23 | EN: Mission | BP APPROVED | 41,131 | 0 | 1,440 | CHANGE OF USE 312 SITE PERMIT SUBMITTAL. INTERIOR REMODEL OF 1 STORY WAREHOUSE TO CHILD CARE. REMOVE 1 NON ADD BATHROOM. ADD 2 CHILD SIZE TOILETS & ADA TOILET. REMOVE 1 OFFICE LOBBY. ADD 1 OFFICE STORAGE & KITCHENETTE, INFILL NEW WINDO & DOORS @ (E) OPEN | 2012.0805 | E | 20120410798 | UMU | 68-X | |
| 210 | 2000 20TH ST | 4072 | 23 | EN: Showpl/Potrero | BP APPROVED | 4/9/2013 | 1 | - | 0 | | | | 20101201586 | | |
| 211 | 953 INDIANA ST | 4106 | 24 | EN: Central Waterfro | complete | 41,415 | 0 | 5,000 | (E) MEZZ IS TO BE REMOVED & A NEW +/- 5000 SQ FT 2ND STORY IS TO BE ADDED WITHIN THE CURRENT BLDG SHELL. NO NEW HEIGHT. ADD NEW WINDOWS, PLUMBING, ELEC, MECH FIRE SPRINKLER & TI IMPROVEMENT THRUOUT | | | | 201301258751 | | |
| 212 | 1450 15th St | 3549 | 064 | EN: Mission | PL Filed | 6/28/2013 | 23 | - | TO ERECT 5 STORIES, NO BASEMENT, 23 UNITS RESIDENTIAL & PARKING BUILDING. | | | | 201306280738 | UMU | 50-X |
| 213 | 263 Lexington St | 3596 | 059 | EN: Mission | PL Filed | 41,422 | 1 | - | ADDITION OF STUDIO DWELLING UNIT ON GROUND FLOOR. UNIT TO BE APPROX 455 SF. DWELLING TO ACCOMODATE A | | | | 201305287999 | RTO-Missio | 45-X |
| 214 | 259 Clara St | 3753 | 042 | EN: East SoMa | PL Filed | 5/16/2013 | 8 | 945.00 | Demolition of a 24'-tall, two-story industrial building and construction of 45'-tall, five-story mixed-usel building with eight 2-bedroom residences over ground-floor office, and eight parking spaces. Height of building is 45'. | | | | 201305167075 | MUR | 45-X |
| 215 | 272 Clara St | 3753 | 076 | EN: East SoMa | PL Filed | 41,422 | 2 | - | Add two stories to existing 2 story mixuse building; change of use from R-3 to R-2 | 2013.0669 | | | | MUR | 45-X |
| 216 | 923 Folsom Street | 3753 | 106 | EN: East SoMa | PL Filed | 5/23/2013 | 114 | (1,950.00) | The proposed project would include demolition of an existing 3,750 sq.ft., 3-story commercial office building related to MTR Western Sus Station and consturction of the site to a 4 and 8-story, 114 unit mixed-use residential building with approximately 1 | 2012.1333 | | | | MUR | 45-X |

Eastern Neighborhoods Planning Case and Building Permit Pipeline
as Q4 2013

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|---------|----------------------|-------|------|----------------------|-------------|------------|-----------------------|----------------------------|--|-----------|---------------|--------------|-----------------|
| 217 | 5 Hallam St | 3755 | 096 | EN: WSoMa | PL Filed | 41,397 | 6 | - | TO ERECT 4 STORIES OF 6 FAMILY DWELLINGS | | 201305036140 | RED | 40-X |
| 218 | 85 Federal St | 3774 | 072 | EN: East SoMa | BP Filed | 6/20/2013 | 0 | 25,884.00 | The proposed project is to demolish two story existing office buildings and new construction of a 5 story, 65-foot tall, commercial building with retail (fitness facility) at the ground-floor and basement level, and office use on the upper four-floors. | 2012.1410 | 201306200082 | MUO | 65-X |
| 219 | 85 Bluxome St | 3786 | 018 | EN: WSoMa | PL Filed | 41,410 | 0 | 33,000 | Project involves demolition of existing two-story masonry building and construction of a new five-story office building. | 2013.0007 | | WMUO | 65-X |
| 220 | 501 Brannan St | 3786 | 038 | EN: East SoMa | PL Filed | 5/20/2013 | 0 | 133,750.00 | Construction of new 6-story office project on portion of lot now occupied by Bank of America parking lot. Bank branch will remain in place. Project will have main lobby and retail space on Brannan Street with an additional office entry fronting Bluxome S | 2012.1187 | | MUO | 85-X |
| 221 | 131 Missouri St | 3985 | 024 | EN: Showpl/Potrero | PL Filed | 41,444 | 9 | - | (9 units Residential) - Demolish existing warehouse building. Construct new residential building consisting of nine units over parking | | 201306199977 | UMU | 40-X |
| 222 | 333 Pennsylvania Av | 4040 | 025 | EN: Showpl/Potrero | PI Filed | 6/24/2013 | 2 | - | ERECT NEW 4-STORY TYPE 5 2-FAMILY RESIDENTIAL BUILDING | | 201306129341 | RH-2 | 40-X |
| 223 | 2171 Third St | 4045 | 003 | EN: Central Waterfro | BP Filed | 41,446 | 109 | - | Demolish two existing 1.5 story high warehouse/office buildings. Erect seven (7) story mixed-use building; 5 to 7 stories of residential units; ground floor commercial/retail space facing 3rd Street; basement level private parking garage. | 2013.0784 | 201306210213 | UMU | 68-X |
| 224 | 851 Tennessee St | 4059 | 010 | EN: Central Waterfro | PL Filed | 6/11/2013 | 0 | 2,709.00 | Construct new school | 2013.0775 | | UMU | 58-X |
| 225 | 815 Tennessee Street | 4059 | 001A | EN: Central Waterfro | PL Filed | 41,410 | 88 | - | The poposed project would result in the demolition of the two-story 815-825 Tennessee buildings, retaining the brick facade on the corner of Tennessee & 19th Streets (listed as a known historic resource in the Central Watrefront Survey) and construction | 2013.0220 | | UMU | 58-X |
| 226 | 1100 Potrero Av | 4211 | 001 | EN: Mission | PL Filed | 5/2/2013 | 3 | - | ERECT 3 STORIES, TYPE 5, 3 DWELLING UNITS NEW BUILDING. | | 201305026020 | RH-3 | 55-X |
| 227 | 300 South Van Ness | 3548 | 1 | EN: Mission | BP Approved | 41,492 | 0 | 20,040 | Construction of a new 4-story building (3 plus a parking garage on top) where Royal Motors (existing store operates at 280 South Van Ness) will house their Audi automotive dealership. The total square-footage of the proposed building will be 20,040 sq. f | 2011.0953 | C 20131017958 | UMU | 58-X |
| 228 | 938 Howard Street | 3725 | 15 | EN: East SoMa | BP Approved | 6/10/2013 | 0 | 24,767.00 | CHANGE OF USE ONLY. MODIFICATIONS, TENANT IMPROVEMENT | | 20120622326 | MUR | 85-X |
| 229 | 2324 19th Street | 4027 | 15 | EN: Showpl/Potrero | BP Approved | 41,298 | 0 | - | VERTICAL/HORIZONTAL ADDITON OF 2 STORIES. RECONFIGURE ROOMS. 4TH FL: MASTER SUITE, DECK, SKYLITE. 3RD FL: NEW KITCHEN,LIVING RM,DINING RM,POWDER ROOM,LIVING RM, DINING RM, BAY WINDOW. 2ND FL: 2 BRDRMS,FULL BATH, OFFICE, PATIO. GR FL: ART STUDIO, FULL BAT | | 20100618483 | RH-2 | 40-X |
| 230 | 12 Sherman St | 3754 | 042 | EN: East SoMa | BP Approved | 11/26/2012 | 3 | - | The new construction of a four story mixed use building having three dwelling units over a PDR commercial ground floor. The project is not proposing parking for the three units. Units said "0". | 2007.1015 | 20070220443 | MUG | 45-X |
| 231 | 1532 Howard St | 3511 | 015 | EN: WSoMa | PL Filed | 41,597 | 15 | (1,482) | Demolition of an existing one-story commercial building and the proposed new construction of a six-story residential building with 15 single room occupancy units. | 2013.1305 | | WMUG | |
| 232 | 1335 Folsom St | 3519 | 063 | EN: WSoMa | PL Filed | 12/3/2013 | 65 | - | The proposed project would involve demolition of an existing one-story commercial building (constructed in 1923) and construction of a new seven-story, residential building of approximately 65' in height. The proposed building shall consist of seven res | 2013.1281 | | NCT | 65-X |
| 233 | 520 9th Street | 3526 | 005 | EN: Showpl/Potrero | PL Filed | 41,507 | 12 | - | The proposed project would result in the construction of a new 12-unit (2 bedroom each) building on a vacant lot, currently used as vehicle parking. Open space would be provided on common roof deck, and two private rear decks on the second floor. The pr | 2013.0066 | | UMU | 40-X |
| 234 | 1936 Folsom St | 3552 | 008 | EN: Mission | PL Filed | 11/1/2013 | 1 | - | FROM SINGLE FAMILY TO MULTI FAMILY UNIT CONVERSION. RECONFIGURE 2ND STORY ENTRY. REHABILITATE 3RD FL | | 20131101093 | RH-3 | |

Eastern Neighborhoods Planning Case and Building Permit Pipeline
as Q4 2013

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|---------|------------------------|-------|-----|--------------------|-------------|------------|-----------------------|----------------------------|---|-----------|--------------|--------------|-----------------|
| 235 | 1979 Mission St | 3553 | 052 | EN: Mission | BP Filed | 41,625 | 351 | - | Proposes to demolish all existing improvements on the project site and to construct a 5 to 10 story up to 105' high, 345,013 sq.ft. building exclusive of a 56,643 sq.ft. basement parking garage. Off-street parking that meets the Planning Code requirements | 2013.1543 | 20131217438 | Mission St | |
| 236 | 600 South Van Ness Av | 3575 | 070 | EN: Mission | PL Filed | 9/10/2013 | 27 | 2,940.00 | The proposed project would construct a 5-story mixed use building with residential above retail and private garage. The project would involve demolition of existing an single story auto motive repair structure. The mixed-use building would contain 27 re | 2013.0614 | | UMU | 58-X |
| 237 | 777 Valencia St | 3589 | 108 | EN: Mission | PL Filed | 41,578 | 3 | 1,738 | CONSTRUCTION OF 3 (N) RESIDENTIAL UNITS ON A (N) 3RD FL | | 20131031085 | Valencia S | 55-X |
| 238 | 811 Treat Av | 3613 | 053 | EN: Mission | PL Filed | 12/19/2013 | 2 | - | Conditional Use Authorization and Variance request to add two additional units for a total of 7 units on the property and a variance to the rear yard requirement for the expansion of the existing garage to create an additional parking space. | 2013.1853 | | P | |
| 239 | 1150 South Van Ness Av | 3637 | 010 | EN: Mission | PL Filed | 41,480 | 1 | - | INSTALL NEW DWELLING UNIT IN EMPTY GROUND FL STORAGE PARKING AREA. REMOVE EXISTING GARAGE DOOR AND R | | 20130725282 | Mission - | 50-X |
| 240 | 3040 24th St | 3640 | 079 | EN: Mission | PL Filed | 12/17/2013 | 1 | - | TO ERECT 3-STORIES, NO BASEMENT, MIXED-USE NEW BUILDING. | | 2013121744 | 24th St NC | 40-X |
| 241 | 1140 Folsom Street | 3730 | 015 | EN: WSoMa | PL Filed | 41,563 | 128 | (9,081) | The proposed project would remove the existing 14, 581 square feet building and parking lot and replace them with a new residential building over commercial. Design high efficiency parking with BMR units on site. The proposed project would construct a 4 | 2013.0986 | | Folsom St | |
| 242 | 1174 Folsom St | 3730 | 023 | EN: WSoMa | PL Filed | 7/29/2013 | 42 | 7,901.00 | The proposed project would involve merging two existing lots, demolition of two existing two-story structures, and the constuction of new 6 story, 65' tall building with basement parking. The proposed project would include retail on the first floor, offi | 2012.1553 | | SLR | 50-X |
| 243 | 34 Langton St | 3730 | 096 | EN: WSoMa | PL Filed | 41,555 | 5 | - | TO ERECT 4 STORIES, NO BASEMENT, 5 UNITS APARTMENT, TYPE III-A BUILDING. | | 20131008879 | WMUG | |
| 244 | 47 Moss St | 3731 | 119 | EN: East SoMa | BP Filed | 8/9/2013 | 1 | - | Variance request to the rear yard requirement of P.C. Sec. 134 to permit the conversion of an industrial use building to a single family dwelling. | 2013.1068 | 201308094000 | RED | 45-X |
| 245 | 468 Clementina St | 3732 | 071 | EN: East SoMa | BP Approved | 41,570 | 25 | - | New construction of two four-story residential buildings on Lot to be subdivided, with 13-unit building fronting Tehama and 12-unit building fronting Clementina (468 Clementina). Existing building to be demolished. | 2005.0424 | 20050720814 | MUR | 45-X |
| 246 | 750 Harrison St | 3751 | 029 | EN: East SoMa | PL Filed | 9/17/2013 | 77 | 2,826.00 | The proposed project would invove demolition of existing one-story commercial building (constructed in 1954) and construction of a new eight-story, residential building. The proposed building would consist of seven residential levels with 77 units, over | 2013.0485 | | MUO | 85-X |
| 247 | 233-237 Shipley St | 3753 | 095 | EN: East SoMa | PL Filed | 41,465 | 22 | - | New construction of a 4-story residential building with approximately 22 single occupancy residence. No automobile parking. Bicycle parking to be included. | 2013.0318 | | MUR | 45-X |
| 248 | 5 Hallam St | 3755 | 096 | EN: WSoMa | PL Filed | 5/3/2013 | 6 | - | TO ERECT 4 STORIES OF 6 FAMILY DWELLINGS | | 20130503614 | RED | 40-X |
| 249 | 136 South Park Av | 3775 | 063 | EN: East SoMa | BP APPROVED | 40,582 | 1 | 3,861 | Demolition of one-story light industrial building and construction of 3-story building--two floors of commercial space with residential unit above. | 2005.0418 | 20050428114 | SPD | 40-X |
| 250 | 1301 - 16th Street | 3954 | 016 | EN: Showpl/Potrero | PL Filed | 9/16/2013 | 276 | - | The proposed project would involve demolition of an existing one-story warehouse and construction of a new 7-story, residential building. The building would consist of 7 residential levels with 276 units, ground floor parking and mechanical spaces. The | 2013.0698 | | UMU | 68-X |
| 251 | 1717 17th St | 3980 | 007 | EN: Showpl/Potrero | PL Approved | 40,374 | 41 | (18,209) | Demolition of three existing commercial buildings and construction of three mixed-use buildings with 41 residential dwelling units, 4,840 GSF of PDR use, and 57 off-street parking spaces. | 2004.0946 | | UMU | 48-X |
| 252 | 153 Arkansas St | 3983 | 014 | EN: Showpl/Potrero | PL Filed | 8/28/2013 | 2 | - | TO ERECT 2 FAMILY RESIDENTALS WITH 2 STORIES | | 20130828545 | RH-3 | 40-X |

Eastern Neighborhoods Planning Case and Building Permit Pipeline
as Q4 2013

| MAP NO. | ADDRESS | BLOCK | LOT | PLAN AREA | BEST STATUS | BEST DATE | NET RESIDENTIAL UNITS | NET NON-RES. (non-pdr) gsf | PROJECT DESCRIPTION | CASE NO. | BPA NO. | USE DISTRICT | HEIGHT DISTRICT |
|---------|----------------------|-------|------|----------------------|-------------|------------|-----------------------|----------------------------|--|-----------|-------------|--------------|-----------------|
| 253 | 1239 17th St | 3985 | 027 | EN: Showpl/Potrero | PL Filed | 41,599 | 3 | - | ADD FOUR RESIDENTIAL UNITS ON TOP OF EXISTING IRON WORK SHOP.CONVERT EXISTING OFFICE TO ANOTHER RESI | | 20131121255 | UMU | 48-X |
| 254 | 238 Missouri St | 4003 | 006 | EN: Showpl/Potrero | PL Filed | 10/3/2013 | 1 | - | 4TH STORY ADDITION, 2 STORY ADDITION W/ROOF DECK AT REAR YARD, ADDITION OF 3RD UNIT AT 1ST FLR(BASEM | | 20131003837 | RH-2 | 40-X |
| 255 | 630 Indiana St | 4041 | 009 | EN: Central Waterfro | BP Filed | 41,632 | 111 | - | The proposed project includes demolition of the existing structures on the project site and construction of an approximately 114,700 sf building with 111 residential units and approximately 1,900 sf of ground-floor neighborhood-serving retail uses. The p | 2012.1574 | 20131224499 | UMU | 58-X |
| 256 | 888 Tennessee St | 4060 | 001 | EN: Central Waterfro | PL Filed | 10/16/2013 | 110 | 2,155.00 | The proposed project is the demolition of an existing two-story building and construction of two four-story residential-over-retail building containing 110 dwelling units, 2,155 sq.ft. of retail use, and 10,073 sq.ft. of courtyard open space. The projec | 2013.0975 | | UMU | 40-X |
| 257 | 1512 20th St | 4067 | 012 | EN: Showpl/Potrero | BP Filed | 41,576 | 0 | 2,762 | Renovation and addition to an existing mixed-use building | 2013.1431 | 20131029052 | NC-2 | 40-X |
| 258 | 720 York St | 4080 | 015 | EN: Mission | PL Filed | 7/30/2013 | 1 | - | ADD SECONDARY EXIT STAIR PER RESIDENTIAL BUILDING CODE. CHANGE FROM ART STUDIO TO CONDO UNIT. | | 20130730317 | UMU | 45-X/58-X |
| 259 | 858 Florida St | 4085 | 010 | EN: Mission | PL Filed | 41,575 | 1 | - | Unit conversion - 1st floor to convert into 2nd unit and interior remodel | 2013.1573 | 20130725282 | RH-2 | 40-X |
| 260 | 901 Tennessee Street | 4108 | 017 | EN: Central Waterfro | PL Filed | 9/12/2013 | 39 | - | The proposed project would include demolition of an existing one-story warehouse and construction of a new four-story, residential building. The building shall consist of four residential levels with 39 units, over basement level with parking and mechan | 2013.0321 | | UMU | 40-X |
| 261 | 949 Hampshire St | 4142 | 030 | EN: Mission | PL Filed | 41,460 | 1 | - | CREATE (N) GROUND FLOOR DWELLING UNIT FROM (E) STORAGE AREA. | | 20130705121 | RH-2 | 40-X |
| 262 | 2356 Bryant St | 4145 | 012 | EN: Mission | PL Filed | 11/27/2013 | 1 | - | 2 STORY REAR ADDITION. CONVERT 1ST FLOOR USABLE AREA INTO NEW RESIDENTIAL UNIT & EXPAND INTO GARAGE. | | 20131127303 | RM-1 | 40-X |
| 263 | 2538 03rd St | 4172 | 006 | EN: Central Waterfro | BP Approved | 41,619 | 1 | - | Variance request to the rear yard requirements of P.C. Sec. 134. | 2013.0725 | 20120904883 | NCT-2 | 45-X |
| 264 | 1087 Mississippi St | 4224 | 049 | EN: Showpl/Potrero | PL Filed | 8/29/2013 | 1 | - | CONVERT (E) 2ND FLOOR VACANT LIGHT INDUSTRIAL SPACE INTO RESIDENTIAL UNIT | | 20130829555 | UMU | 40-X |
| 265 | 1510 25th St | | | EN: Showpl/Potrero | BP Approved | 40,774 | 1 | - | | 2009.0113 | 20100914082 | RH-3 | 40-X |
| 266 | 1340 Alabama St | 4271 | 008 | EN: Mission | PL Filed | 12/13/2013 | 1 | - | EXTENSION OF NORTH WALL TO SAME AREA AS NEIGHBORS LIGHT WELL. REFERENCE APPL #201208177711. | | 20131213419 | RH-2 | 40-X |
| 267 | 1302 York St | 4274 | 001 | EN: Mission | PL Filed | 41,558 | 1 | - | CHANGE OF USE FROM R3 2-UNIT RESIDENTIAL TO R2 3-UNIT RESIDENTIAL. CONVERT 1ST FL (E) LIVING SPACE I | | 20131011915 | RH-3 | 40-X |
| 268 | 33 Norfolk St | 3521 | 053A | EN: WSoMa | PL Filed | 10/7/2013 | 9 | - | ERECT 5-STORY COMMERCIAL & MULTI UNIT RESIDENTIAL | | 20131007868 | WMUG | 55-X |
| 269 | 1432 York St | 4335 | 001E | EN: Mission | PL Filed | 41,554 | 1 | - | COMPLY WITH NOV #201318321. LEGALIZE LOWER UNIT (397 SQ FT). | | 20131007871 | RH-2 | 40-X |

Eastern Neighborhoods Citizen Advisory Meeting

April 21, 2014 Regular Meeting

Presentation Material

Agenda Item No. 4

The Railyard Alternatives and I-280 Boulevard Feasibility Study Program. Information Presentation by staff, on the call for proposals to analyze possible alternatives for the 4th and King Rail Yard, the CalTrain alignment, and the possibility of constructing a surface boulevard in place of a portion of the existing I-280 elevated freeway.

Railyard Alternatives and I-280 Boulevard Feasibility Study



SAN FRANCISCO
PLANNING DEPARTMENT

Eastern Neighborhood CAC Meeting
April 21, 2014

Planned Infrastructure

- Major pieces of new infrastructure are planned including:
 - Downtown Rail Extension (DTX)
 - Caltrain Electrification
 - High Speed Rail (HSR)



Planned Infrastructure - continued

- Desire for a holistic approach
- Interest in coordinating projects
- HSR and Caltrain projects could negatively affect surrounding neighborhoods
- Need to augment funding sources
- Need to accommodate the next generation of growth
- Need to improve the urban environment

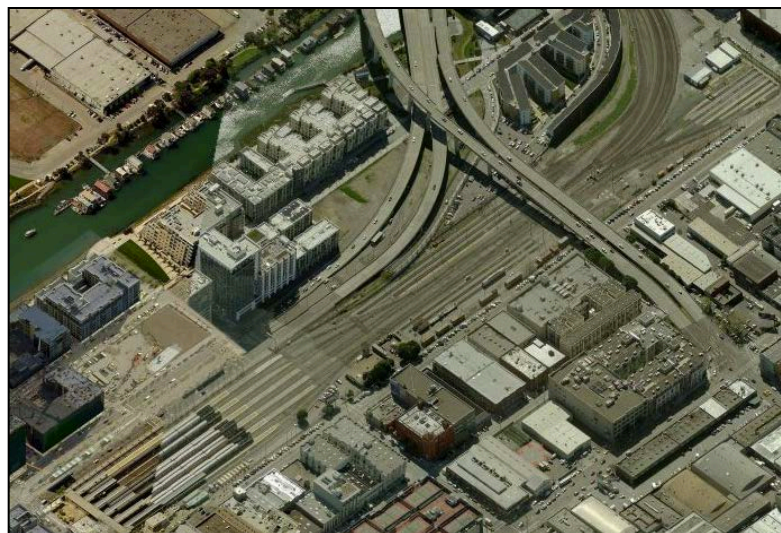
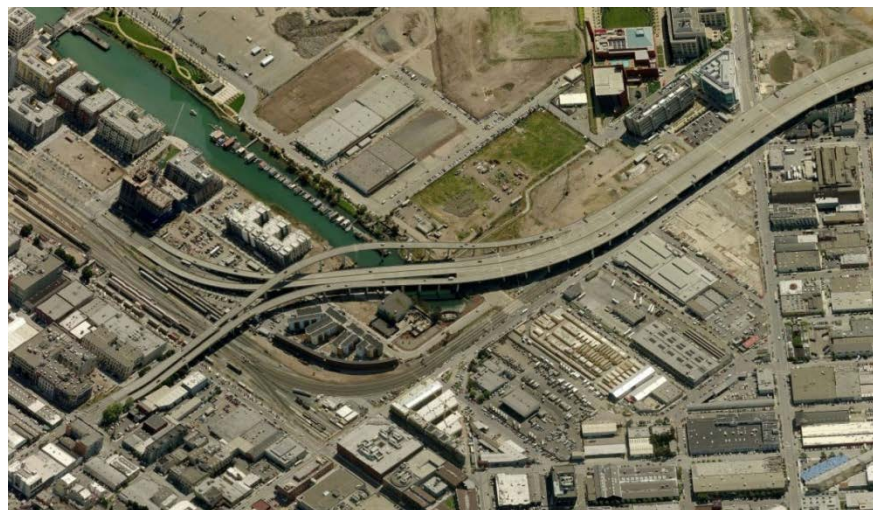


Barriers

CHSRA Grade Separation (2010)



I-280 Barrier



Railyard Barrier



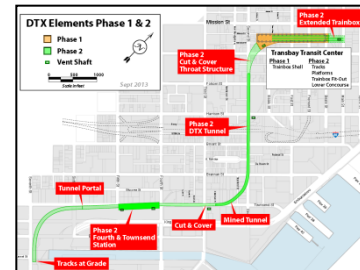
Goals of the Study

- Determine the best methods of construction for various projects
- Coordinated effort to improve urban environment
- Create opportunity to increase housing and job growth needs
- Determine cost and potential revenue sources



Background - History

- California High Speed Rail Authority (CHSRA)
- Transbay Transit Center (TTC)
- Downtown Rail Extension (DTX)
- Caltrain Electrification
- Anticipated Growth
- Local Plans
 - Central SoMa
 - Mission Bay/UCSF
 - Eastern Neighborhoods
 - 16th Street Bus Rapid Transit



Overview of Proposed Contract

Contract

- Technical Feasibility
- Alternatives Analysis
- Refinement of Alternatives

Components

1. *Boulevard I-280*
2. *Independent DTX Value Engineering*
3. *Transbay Terminal Loop Track*
4. *Reconfiguration/relocation of 4th/King Railyard*
5. *Placemaking and Development Opportunities*

1. Boulevard I-280 – Existing Conditions

- Railyards and I-280 freeway consume 24+ acres
- 1.2-mile barrier separates Mission Bay from SoMa, Showplace Square and Potrero Hill
- Only two crossings
 - Mission Bay Drive
 - 16th Street
- Previous Studies



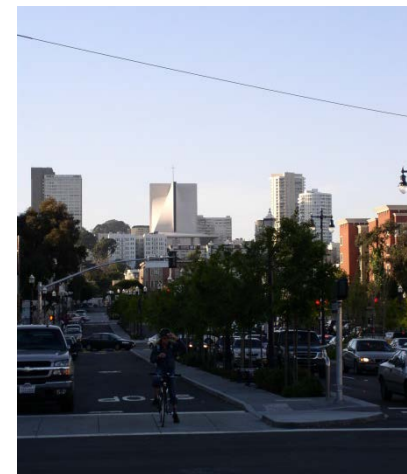
Other Freeway Boulevards



Embarcadero



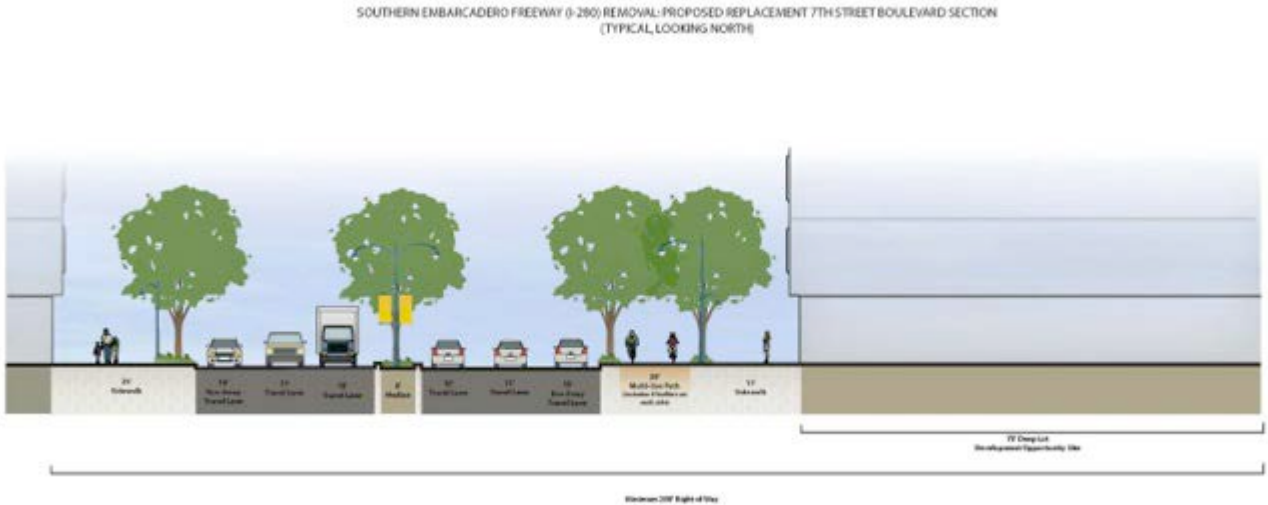
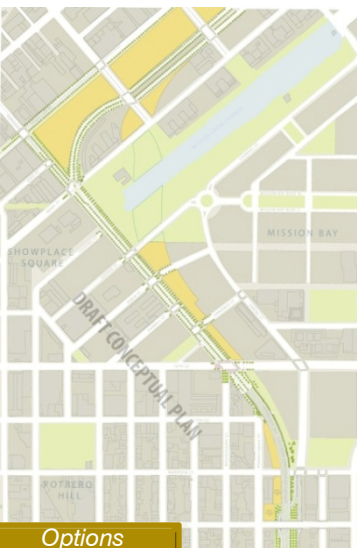
Octavia





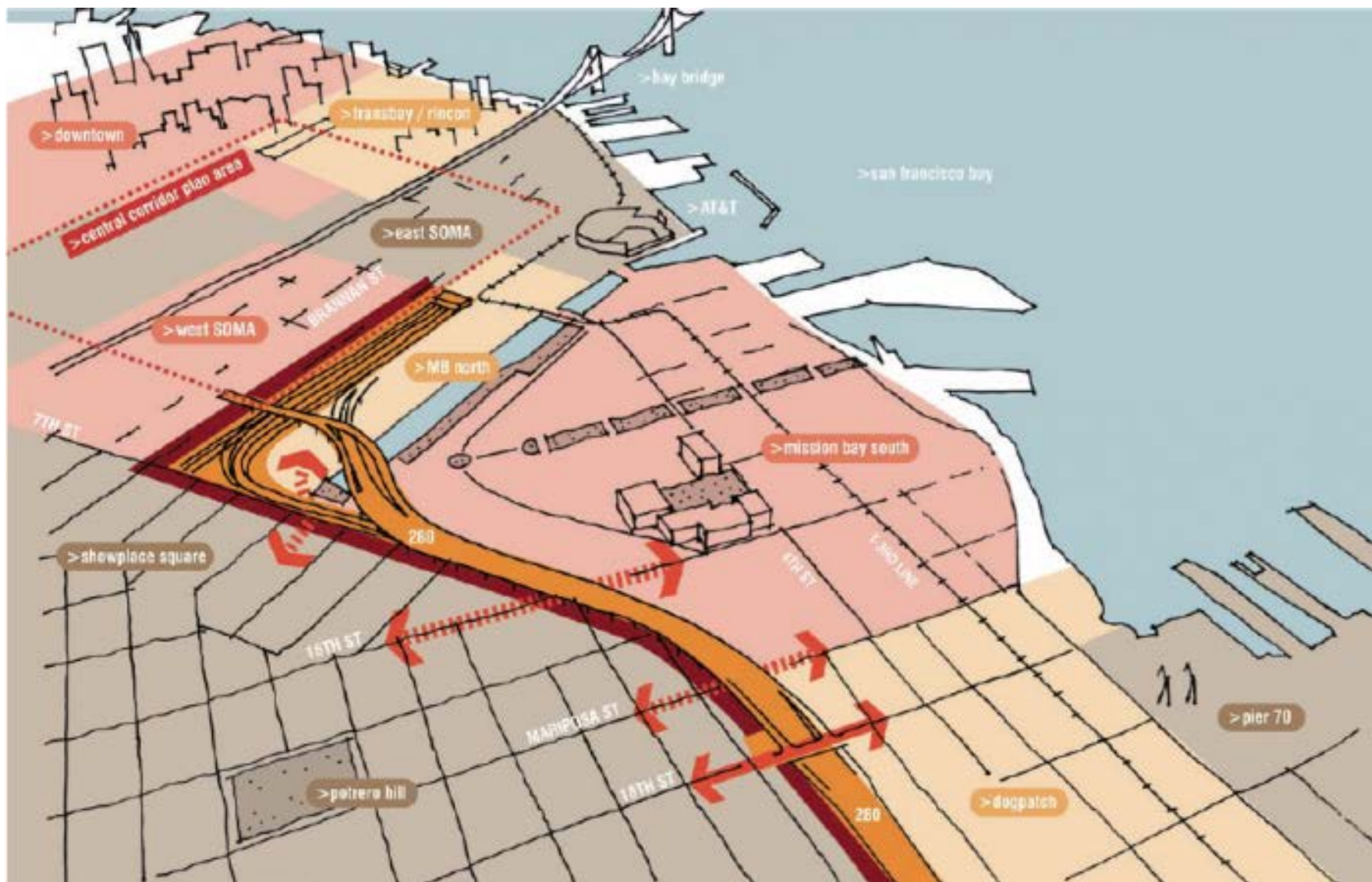
“Panhandle” Boulevard Proposal

“Maximum Development” Boulevard Proposal



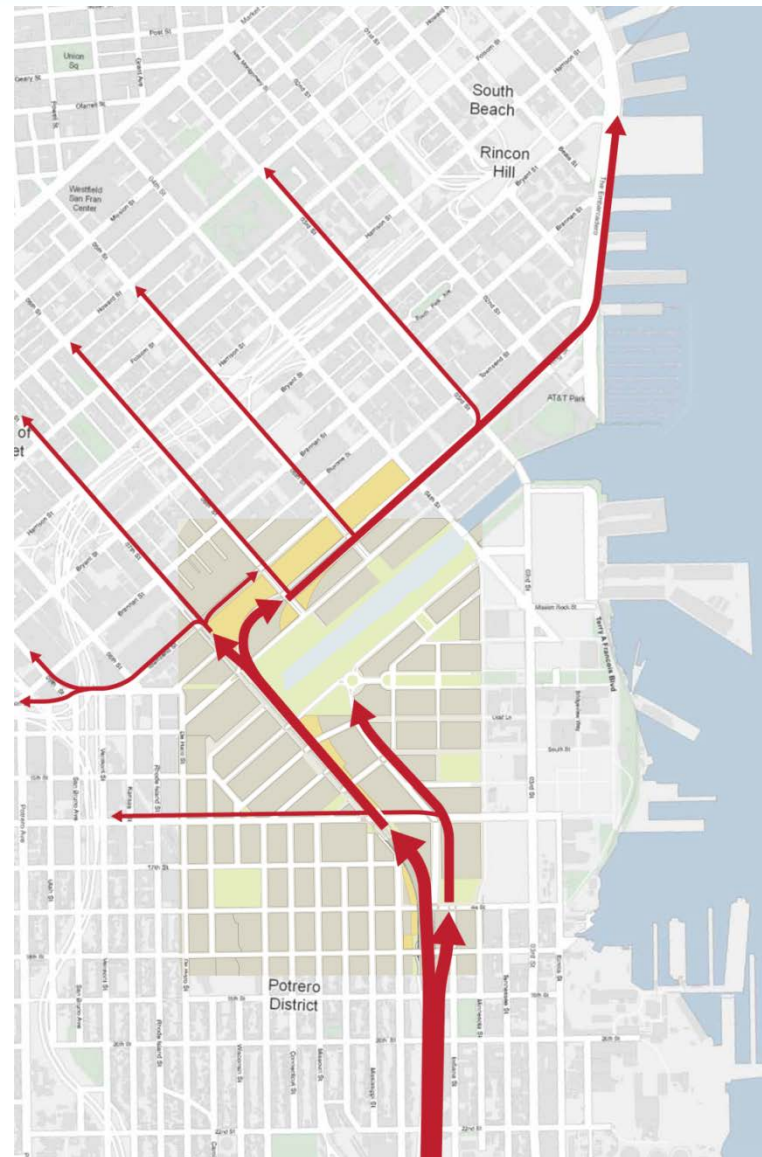
Options Studied





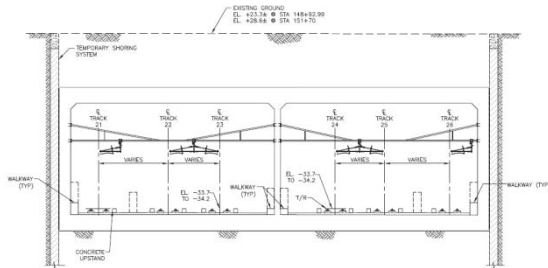
1. Boulevard I-280 – Anticipated Scope of Work

- Replace stub-end elevated freeway with surfaced urban boulevard
- Reconnect divided neighborhoods
- Determine the impacts and benefits associated with boulevarding

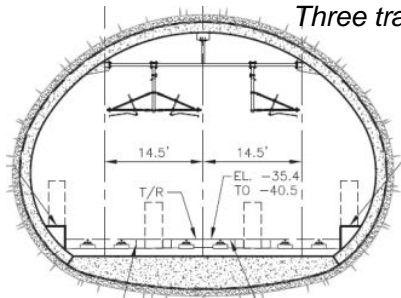


2. DTX Value Engineering Study

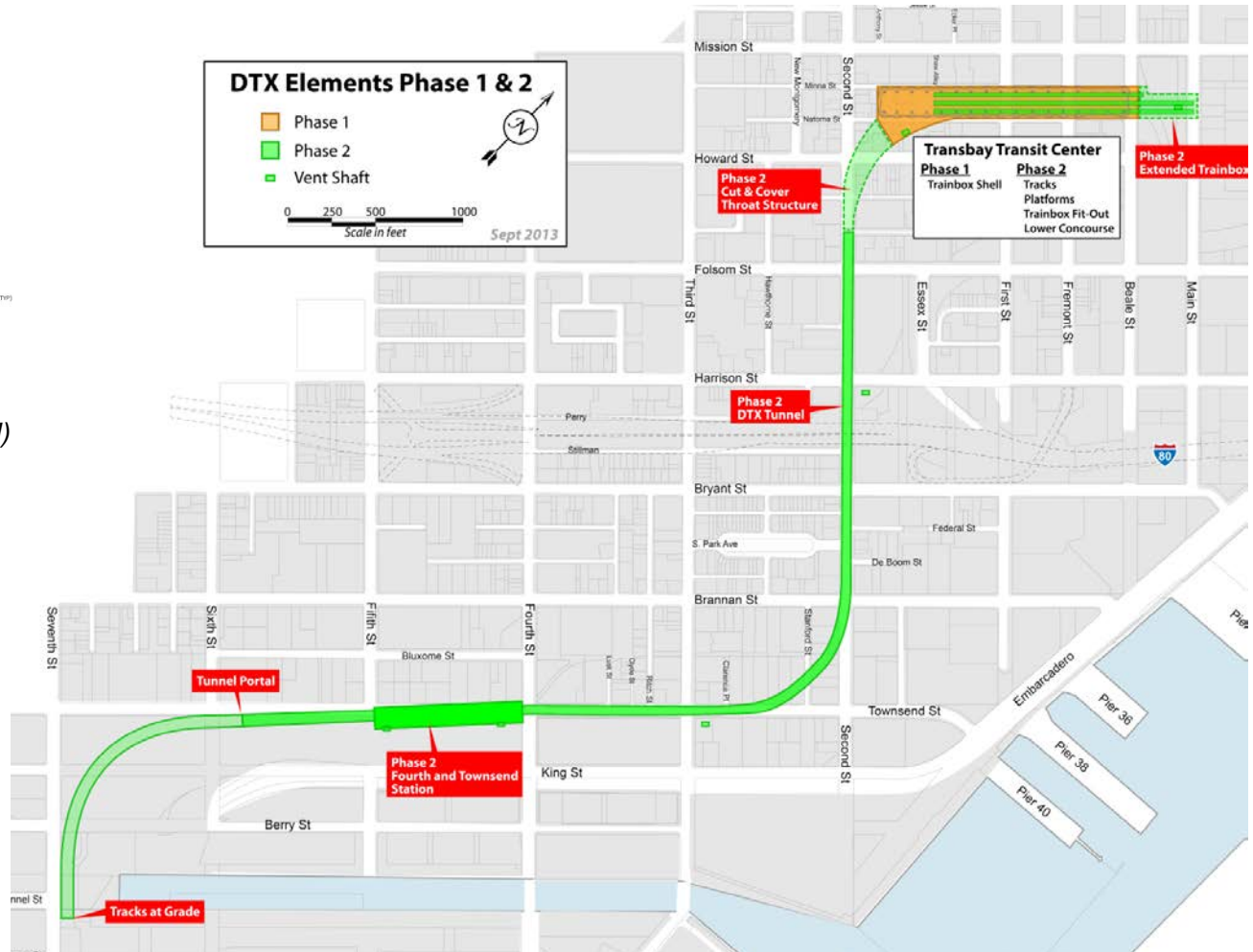
*Cut-and-Cover
Throat Structure
Widens from three to six*



*Mined Tunnel
(sequential excavation method)
Three tracks*

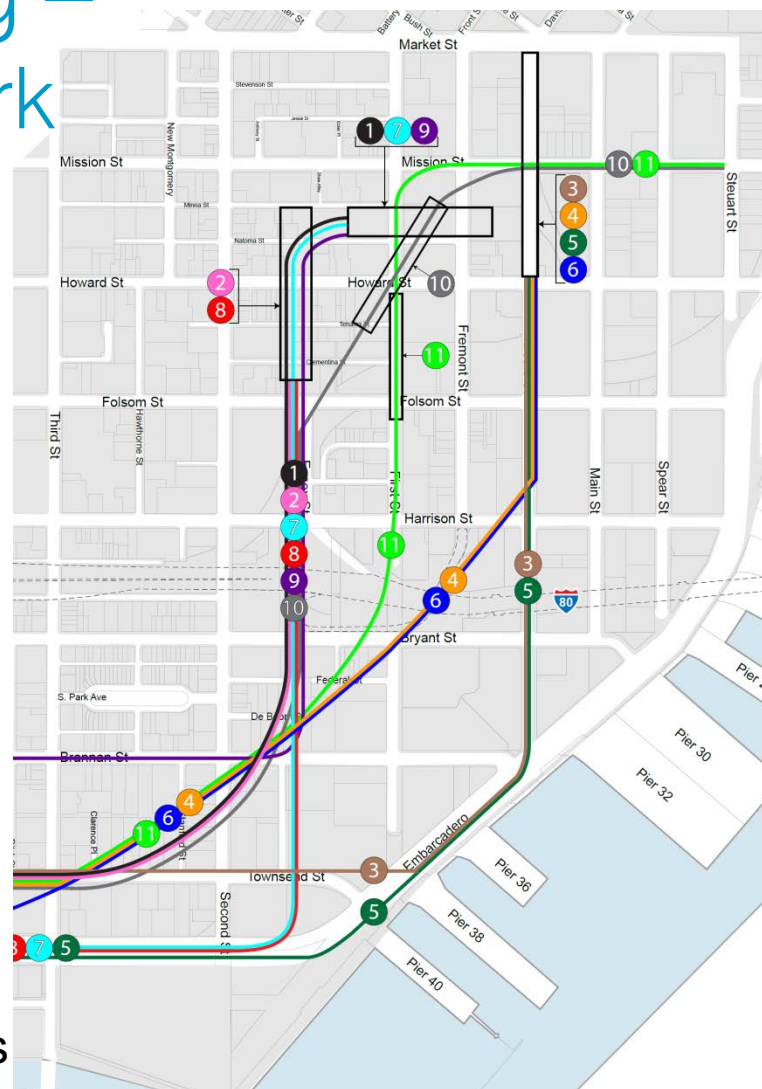


*Open Trench
Narrows from three to two tracks
(includes tunnel stub for future
grade separation)*



2. DTX Value Engineering – Anticipated Scope of Work

- Review alignment and construction methods for connecting HSR and Caltrain to TTC, to reduce costs.
- Build on existing options previously studied.
- Constraints to be tested include:
 - Avoid major sewer infrastructure
 - Avoid structures on pilings
 - During construction:
 - Maintain Caltrain operations
 - Minimize disruption to local land uses
 - Accommodate local circulation and regional traffic



3. Transbay Loop Track

Anticipated Scope of Work

- Review and update previous loop track studies
- Assess technical and financial benefits/costs of including a loop track in the area

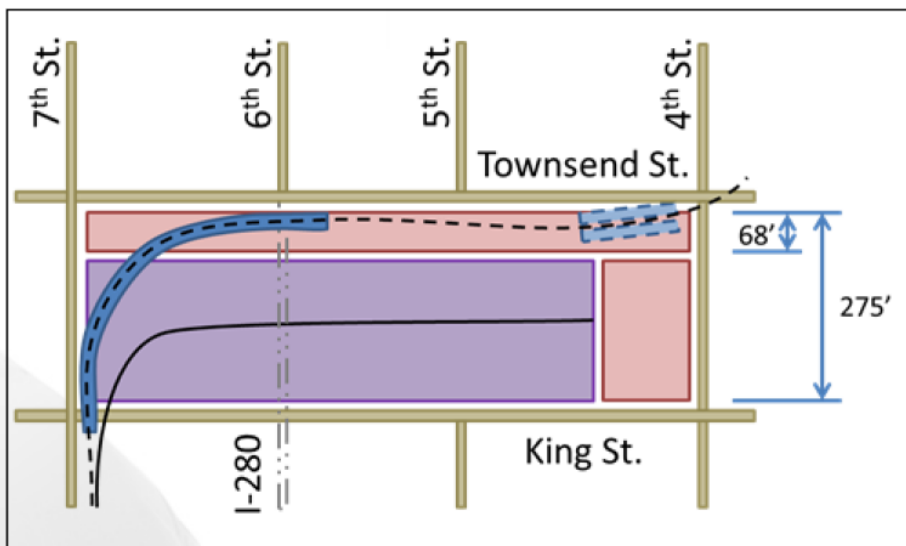
4. Reconfiguration/Relocation of Railyard

Options for redevelopment:

1. Reconfigure railyards to a smaller footprint
 - Allows for phased development as land becomes available
2. Construct deck over existing railyards
 - Limited development potential
 - Poor interface with street level
3. Relocate railyards
 - Enable “clean slate” development

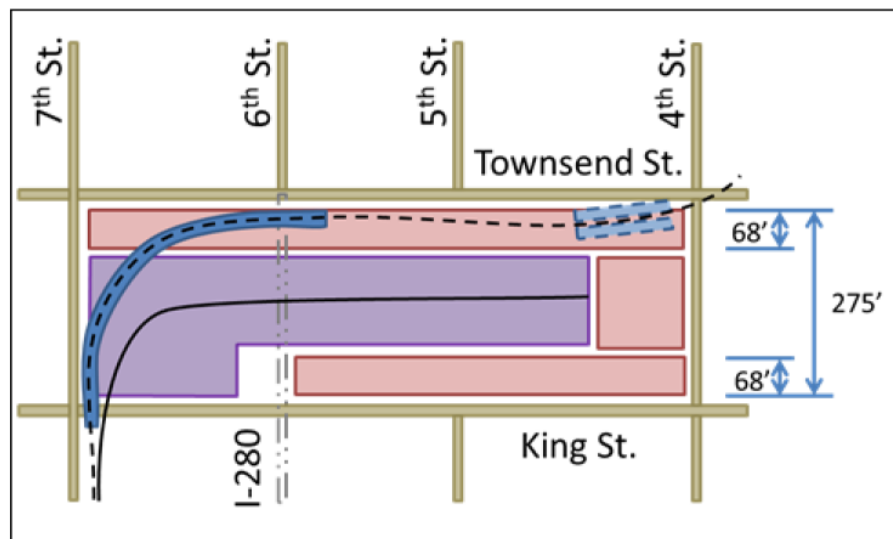


4. Reconfiguration/Relocation Options



**Development 2 Street Fronts
No Off-site Facility**

**Development 3 Street Fronts
Off-site Facility Needed (SF)**



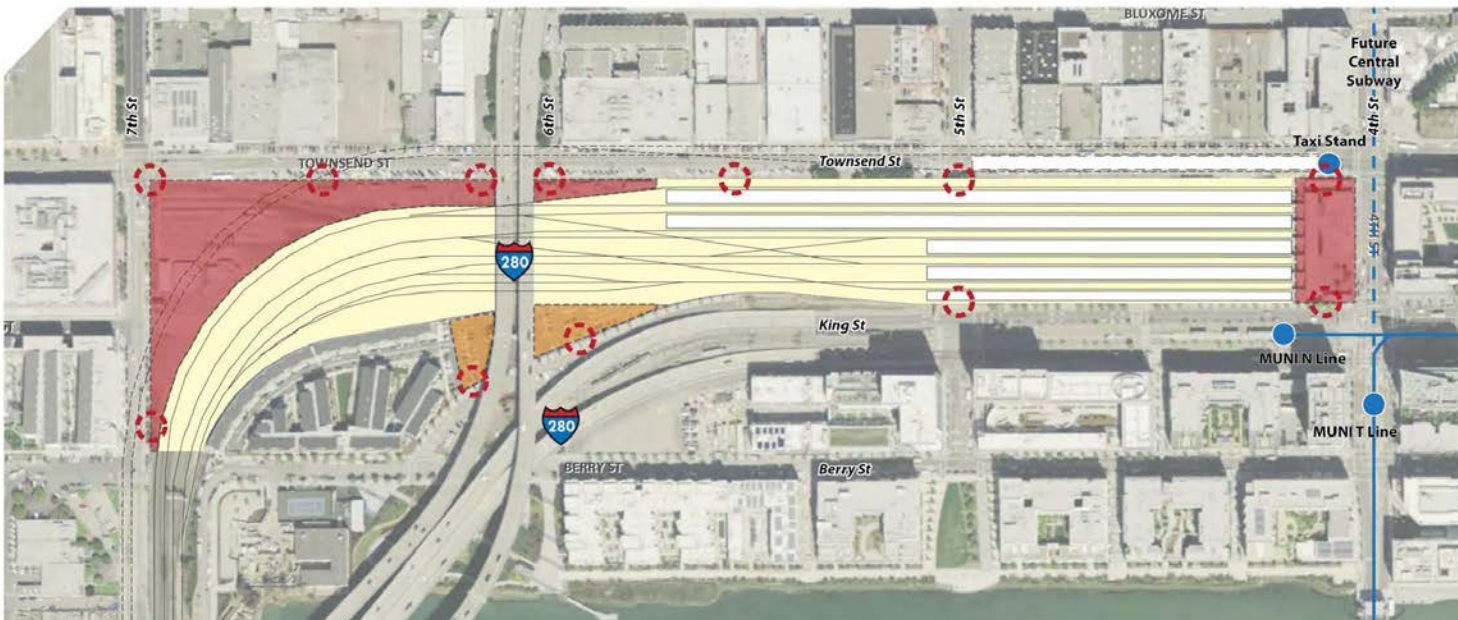
Legend

 DTX Alignment

Two of the possible options shown above

4. Reconfiguration/Relocation of Railyard – Anticipated Scope of Work

- Determine needs at 4th & King
- Determine area required to meet needs
- Look at alternative locations for additional storage
- Potential Phasing plan



5. Placemaking and Development Opportunities

- Railyard (20+ acres)
- I-280 Corridor (4+ acres)
- Re-evaluate adjacent parcels in the area
- New Revenue and Value Capture



Benefits of Improvement or Development of 4th/King Area as Proposed

- Reconnect Neighborhoods - Integrate Mission Bay and Eastern Waterfront with rest of City
- Create new access and linkages in the area (pedestrian, bicycle, vehicular, etc)
- Generate revenue for Caltrain and other transportation improvements – both capital and ongoing operating revenue
- Generate additional ridership from Transit Oriented Development (TOD)
- Help meet SF's Regional Housing Needs Allocation (RHNA) and Plan Bay Area targets for transit-served priority development areas
- Plan for sea level rise and climate change vulnerability

5. Placemaking & Development Opportunities – Anticipated Scope of Work

- For available parcels of land, determine:
 - Potential land use/development scenarios
 - Height/Bulk and Zoning Scenarios



Public Involvement

- Throughout the project
- Focused meetings
- Advisory Committees
 - Technical Advisory Committee
 - CCSF Commission/Board updates
 - Outreach to identified stakeholders/community groups

Schedule

| Phase | Date |
|--|---------------------------|
| RFP issued by City | January 2014 |
| Contract Start Date | May 2014 (anticipated) |
| Phase I – Technical Feasibility | 6-9 months |
| Phase II – Alternatives and Refinement | 12-15 months |
| Completion of this contract | December 2015 – June 2016 |

| Follow-on Phases | Anticipated Dates |
|-------------------------------------|---|
| Phase III – Preferred Alternative | 12-18 months |
| Phase IV – Environmental Clearances | 18 months – 4 years (could be semi-concurrent with Phase III) |
| Phase V - Implementation | As money and priorities allow |



Questions?

For more information on this project

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susan.gygi@sfgov.org