

APPENDICES:
EASTERN NEIGHBORHOODS
MONITORING REPORTS
2011–2015

Appendix A

Administrative Code Section 10E.2 (“Eastern Neighborhoods Area Plans Monitoring Program”) as amended by Board of Supervisors Ordinance 44-13 (2/25/2013) to add the Western South of Market Area Plan to the Monitoring Program

SEC. 10E.2.(b) REPORTING REQUIREMENTS.

(1) **Report.** By July 1st two years after Plan adoption, and on July 1st every five years thereafter, the Planning Department shall prepare a report detailing development activity, housing construction, and infrastructure improvements in the Eastern Neighborhoods Plan Area. The information shall be presented to the Board of Supervisors, Planning Commission, the Citizens Advisory Committee, and Mayor, and shall also include recommendations for measures deemed appropriate to deal with the impacts of neighborhood growth.

(2) **Time Period and Due Date.** Reporting shall be presented by July 1st two years after Plan adoption to address the time period since Plan adoption; and by July 1st during each required year thereafter to address the five calendar years immediately preceding.

(3) **Data Source.** The Planning Department shall assemble data for the purpose of providing the reports. City records shall be used wherever possible. Outside sources shall be used when data from such sources are reliable, readily available and necessary in order to supplement City records. When data is not available for the exact boundaries of the Plan Area, a similar geography will be used and noted.

(4) **Eastern Neighborhoods Implementation Matrix.** The report shall review progress toward each implementation measure specified in each Plan's Implementation Matrix. Copies of these matrices are on file with the Clerk of the Board of Supervisors in File No. 081155 and are incorporated herein by reference. It shall evaluate the actions of each responsible agency/ies according to the timeline specified in the Implementation Matrix, and recommend amendments to imple-

mentation measures where relevant. All departments responsible for implementation measures shall cooperate and furnish information relating to their responsibilities as stated in the matrices.

(5) **Development Activity.** The report shall detail all development activity in the Plan Area over the Monitoring Period, including additions and deletions of residential and commercial space, and shall include unit size and bedroom count of units constructed, retail space and employment generated, conversions and other development statistics. The monitoring program shall include the following categories of information:

- (A) Office Space. Amount of office space constructed in preceding years and related employment.
- (B) Visitor and Hotel Space. Amount of hotel rooms constructed in preceding years and related employment.
- (C) Retail Space. Amount of retail space constructed in preceding years and related employment.
- (D) Business Formation and Relocation. An estimate of the rate of the establishment of new businesses and business and employment relocation trends and patterns within the City and the Bay Area.
- (E) Housing. An estimate of the number of housing units newly constructed, demolished, or converted to other uses.

(6) **Public Benefit.** The report shall detail the construction of any improvements or infrastructure as described in the Eastern Neighborhoods Public Benefits Program, a copy of which is on file with the Clerk of the Board of Supervisors in File No. 081155 and is incorporated herein by reference. The report shall include the following categories of information:

- (A) Inclusionary Housing Program. A summary of the number and income mix of units constructed or assisted through this program, an analysis of units constructed within each alternative, including new alternatives established for the Eastern Neighborhoods UMU districts.
- (B) Jobs/Housing Linkage Program. A summary of the operation of the Jobs/Housing Linkage Program (formerly the Office Affordable Hous-

ing Production Program) and the Housing Affordability Fund, identifying the number and income mix of units constructed or assisted with these monies.

(C) Streetscape, Transportation, and Public Realm. A detailed description of any transportation serving infrastructure completed in the preceding five years, including transit, pedestrian, bike, traffic and other modes of transportation.

(D) Open Space and Recreational Facilities. A summary of new parks, trails, public rights-of-way, recreational facilities or activity space completed to serve the purposes of recreation in the preceding five years, as well as any improvements to parks or recreational facilities.

(E) Community Facilities. An assessment of the existing service capacity of community services and facilities, and of any new services or facilities joining the neighborhood in the past five years. This shall include a review of child care, library services and any other categories deemed relevant, such as health care centers, human services, and cultural centers.

(F) Neighborhood Serving Businesses. An assessment of neighborhood serving businesses in the area, including their establishment, displacement, and economic health.

(7) **Fees and Revenues.** The report shall monitor expenditure of all implemented fees, including the Eastern Neighborhoods Impact Fee and all Citywide fees, and tax revenue, as listed below. It shall report on studies and implementation strategies for additional fees and programming.

(A) Impact Fee. A summary of the collected funds from the Eastern Neighborhoods Impact Fee collected from development, and a detailed accounting of its expenditure over that same period.

(B) Fiscal Revenues. An estimate of the net increment of revenues by type (property tax, business taxes, hotel and sales taxes) from all uses.

(C) Fee Adjustments.

(i) The Planning Department shall review the amount of the Eastern Neighborhoods fee against any increases in construction costs, according to changes published in the Construction Cost Index published by Engineering News Record, or according to another similar cost index should there

be improvements to be funded through the Eastern Neighborhoods Impact Fee as listed in the Eastern Neighborhoods Program.

(ii) The Planning Department shall review the level of the Eastern Neighborhoods housing requirements and fees to ensure they are not so high as to prevent needed housing or commercial development.

(8) **Agency Responsibilities.** All implementing agencies identified in the Eastern Neighborhoods Implementation Matrix shall be responsible for:

(A) Reporting to the Planning Department, for incorporation into the Monitoring report, on action undertaken in the previous reporting period to complete the implementation actions under their jurisdiction, as referenced in the Eastern Neighborhoods Implementation Matrix.

(B) Providing an analysis of the actions to be completed in the next reporting period, for incorporation into the Monitoring report, including a description of the integrated approach that will be used to complete those tasks.

(i) To the extent the Agencies identified in the Implementation Matrix are outside the jurisdiction of this Board, this Board hereby urges such Agencies to participate in this process.

(9) **Budget Implications.** In cooperation with the Annual Progress reports required by Administrative Code Chapter 36.4, and prior to the annual budget process, the Board shall receive a presentation by the Interagency Planning and Implementation Committee and its member agencies to describe how each agency's proposed annual budget advances the Plans' objectives, including specific projects called for by this section. The Board of Supervisors shall give particular consideration to proposed agency budgets that meet the implementation responsibilities as assigned by the City's General Plan, including the Eastern Neighborhoods Implementation Matrix. Budget proposals that do not include items to meet these implementation responsibilities shall respond to Board inquiries as to why inclusion was not possible.

Appendix B

APPENDIX TABLE B-1

Commercial Development Projects Completed, Central Waterfront, 2011–2015

Year	Address	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
2011	1011 TENNESSEE ST	0	0	0	0	0	0	0
2012	2235 03RD ST	5,339	0	0	0	0	5,339	0
2013	616 20TH ST	-1,000	0	0	0	0	-1,000	0
2014	25050 03RD ST	0	0	0	0	-2,400	2,400	0
2014	1301 INDIANA ST	-9,800	0	0	0	-14,800	5,000	0
2014	740 ILLINOIS ST AND 2121 03RD ST	-8,500	0	0	0	-8,500	0	0
2014	851 TENNESSEE ST	2,709	0	0	0	0	2,709	0
2015	1179 TENNESSEE ST	0	0	0	0	0	0	0
2015	610 20TH ST	3,000	3,000	0	0	0	0	0
Total		-8,252	3,000	0	0	-25,700	14,448	0

APPENDIX TABLE B-2

Commercial Development Projects Completed, East SoMa, 2011–2015

Year	Address	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
2011	425 BRYANT ST	-2,500	0	0	0	-2,500	0	0
2012	166 TOWNSEND ST	-73,625	0	0	0	-75,340	1,715	0
2012	1049 HOWARD STREET	0	0	0	0	0	0	0
2012	960 HARRISON ST	-4,000	0	0	0	0	-4,000	0
2012	750 02ND ST	-7,155	0	0	0	-7,655	500	0
2012	105 HARRISON ST	0	0	0	0	0	0	0
2013	42 HARRIET ST	0	0	0	0	0	0	0
2013	537 NATOMA ST	-5,425	0	0	0	-5,425	0	0
2013	275 BRANNAN ST	0	0	0	48,411	-48,411	0	0
2014	500 2ND ST	0	0	0	13,883	-13,883	0	0
2014	111 TOWNSEND ST	0	0	0	16,786	-22,884	6,098	0
2014	900 FOLSOM ST	4,146	0	0	0	0	4,146	0
2014	260 05TH ST	-35,969	0	0	0	0	-35,969	0
2014	938 HOWARD ST	0	0	0	25,430	-25,430	0	0
2014	665 03RD ST	3,800	0	0	123,700	-119,900	0	0
2014	246 RITCH ST	-4,130	0	0	0	-4,130	0	0
2014	374 5TH ST	0	0	0	0	0	0	0
2015	482 BRYANT ST	4,857	0	0	0	0	4,857	0
2015	460 - 462 BRYANT ST	0	0	0	59,475	-59,475	0	0
2015	147 SOUTH PARK AV	1,286	0	0	0	0	1,286	0
2015	12 SHERMAN ST	0	0	0	0	0	0	0
2015	333 BRANNAN ST	164,760	0	0	175,450	-13,740	3,050	0
2015	345 BRANNAN ST	102,285	0	0	102,285	0	0	0
2015	660 03RD ST	0	0	0	40,000	-40,000	0	0
Total		148,330	0	0	605,420	-438,773	-18,317	0

APPENDIX TABLE B-3

Commercial Development Projects Completed, Mission, 2011–2015

Year	Address	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
2011	769 TREAT AV	0	0	0	0	0	0	0
2011	37 WOODWARD ST	0	0	0	0	0	0	0
2011	1650 15TH ST	-10,800	0	0	0	-10,800	0	0
2011	19 CAPP ST	0	0	0	0	0	0	0
2012	411 VALENCIA ST	1,370	0	0	0	0	1,370	0
2012	1376 FLORIDA ST	0	0	0	0	0	0	0
2012	179 SAN CARLOS ST	0	0	0	0	0	0	0
2012	277 SAN CARLOS ST	0	0	0	0	0	0	0
2012	1280 HAMPSHIRE ST	-1,060	0	0	0	-1,060	0	0
2012	3500 19TH ST	2,950	0	0	0	0	2,950	0
2012	1550 BRYANT ST	15,000	0	0	108,400	-93,400	0	0
2012	857 ALABAMA ST	-3,866	0	0	0	-3,866	0	0
2013	915 FLORIDA ST	0	0	0	0	0	0	0
2013	817 YORK ST	0	0	0	0	0	0	0
2013	3120 23RD ST	0	0	0	0	0	0	0
2013	2652 HARRISON ST	-7,250	0	0	0	-7,250	0	0
2013	1880 MISSION ST	-63,512	0	0	0	-63,512	0	0
2013	1731 15TH ST	0	0	0	0	0	0	0
2013	1340 NATOMA ST	0	0	0	0	0	0	0
2014	626 POTRERO AV	200	0	15,200	0	0	-15,000	0
2014	2923 HARRISON ST	0	0	0	0	0	0	0
2014	2660 HARRISON ST	-11,423	0	0	0	-11,423	0	0
2014	2401 16TH ST	1,722	0	0	0	0	1,722	0
2014	1432 YORK ST	0	0	0	0	0	0	0
2014	263 LEXINGTON ST	0	0	0	0	0	0	0
2014	3135 24TH ST	-13,640	0	0	0	-15,000	1,360	0
2014	3418 26TH ST	0	0	0	0	0	0	0
2014	1501 15TH ST	8,222	0	0	0	0	8,222	0
2015	949 HAMPSHIRE ST	0	0	0	0	0	0	0
2015	1340 ALABAMA ST	0	0	0	0	0	0	0
2015	748 TREAT AV	0	0	0	0	0	0	0
2015	2938 23RD ST	0	0	0	0	0	0	0
2015	39 SAN CARLOS ST	0	0	0	0	0	0	0
2015	1069 CAPP ST	0	0	0	0	0	0	0
2015	899 VALENCIA ST	4,705	0	0	0	0	4,705	0
2015	300 SOUTH VAN NESS AVE	20,040	0	0	0	0	20,040	0
2015	2986 22ND ST	0	0	0	0	0	0	0
2015	1875 MISSION ST	0	0	0	0	0	0	0
2015	2500 16TH ST	-25,211	-25,211	0	0	0	0	0
2015	2558 MISSION ST	14,750	0	0	0	0	14,750	0
2015	141 ALBION ST	0	0	0	0	0	0	0
2015	500 CAPP ST	0	0	0	0	0	0	0
2015	858 FLORIDA ST	0	0	0	0	0	0	0
Total		-67,803	-25,211	15,200	108,400	-206,311	40,119	0

APPENDIX TABLE B-4

Commercial Development Projects Completed, Showplace Square/Potrero Hill, 2011–2015

Year	Address	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
2011	1200 19TH ST	0	0	0	0	0	0	0
2011	1030–38 MISSISSIPPI ST	0	0	0	0	0	0	0
2011	542 KANSAS ST	0	0	0	0	0	0	0
2011	791 SAN BRUNO AV	0	0	0	0	0	0	0
2012	1028 WISCONSIN ST	0	0	0	0	0	0	0
2012	341 MISSISSIPPI ST	0	0	0	0	0	0	0
2012	466 MISSOURI ST	0	0	0	0	0	0	0
2013	808 BRANNAN ST	0	0	0	43,881	-43,881	0	0
2013	1022 RHODE ISLAND ST	0	0	0	0	0	0	0
2014	850–870 BRANNAN ST (AKA 888 BRANNAN ST)	-4,397	0	0	113,753	-113,753	-4,397	0
2014	1368 UTAH ST	0	0	0	0	0	0	0
2014	1001 POTRERO AV	419,070	419,070	0	0	0	0	0
2014	1717 17TH ST & 310 CAROLINA ST	870	0	0	0	-6,130	7,000	0
2015	455 POTRERO AV	0	0	0	0	0	0	0
2015	838 KANSAS ST	0	0	0	0	0	0	0
2015	251 ARKANSAS ST	0	0	0	0	0	0	0
Total		415,543	419,070	0	157,634	-163,764	2,603	0

APPENDIX TABLE B-5

Commercial Development Projects Completed, Western SoMa, 2011–2015

Year	Address	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
2011	121 09TH ST	-4,975	0	0	0	-5,775	800	0
2011	149 DORE STREET	0	0	0	0	0	0	0
2012	209 09TH ST	-11,600	0	0	-11,600	0	0	0
2013	234 09TH ST	-7,650	0	0	-7,550	-100	0	0
2013	1123 FOLSOM ST	-3,930	0	0	0	0	0	-3,930
2014	230 11TH ST	0	0	0	0	0	0	0
2015	870 HARRISON ST	-6,120	0	0	0	-6,120	0	0
2015	639 NATOMA ST	0	0	0	0	0	0	0
2015	56 RINGOLD ST	0	0	0	0	0	0	0
2015	248–252 09TH ST	5,326	0	0	14,826	-5,000	-4,500	0
2015	410 TOWNSEND ST	0	0	0	76,000	-76,000	0	0
2015	140 09TH ST	0	0	0	0	0	0	0
Total		-28,949	0	0	71,676	-92,995	-3,700	-3,930

APPENDIX TABLE B-6**Major Residential Development Projects Completed, Central Waterfront, 2011–2015**

Year	Project Name/ Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales Price or Rental Price
2012	2225 3rd Street	196	39	Studio: 33 One Bedroom: 81 Two Bedroom: 81	Rental	From \$2,801
2012	1301 Indiana Street	32	4	One Bedroom: 1 Two Bedroom: 14 Three Bedroom: 17	Ownership	From \$569,000 From \$649,000 From \$729,000
2013	616 20th Street	16	2	One Bedroom Two Bedroom	Ownership	N/A
2014	2121 3rd Street	105	18	Studio: 12 One Bedroom: 45 Two Bedroom: 42 Three Bedroom: 6	Rental	From \$2,700–\$2,900 From \$3,200–\$3,800 From \$3,900–\$4,900 From \$5,200–\$5,600
2014	1275 Indiana Street	39	5	One Bedroom: 2 Two Bedroom: 28 Three Bedroom: 9	Ownership	From \$999,000–\$1.4M From \$1.295M–\$1.5M
Total		388	68			

APPENDIX TABLE B-7**Major Residential Development Projects Completed, East SoMa, 2011–2015**

Year	Project Name/ Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales Price or Rental Price
2012	178 TOWNSEND ST	94	19	Studio: 9 One Bedroom: 35 Two Bedroom: 30 Three Bedroom: 1	Rental	N/A
2012	1049 HOWARD ST	25	25	N/A	Rental	N/A
2012	750 SECOND ST	14	Fee payment	Two Bedroom: 8 Three Bedroom: 5	Ownership	N/A
2012	574 NATOMA ST	11	2	N/A	Ownership	N/A
2013	374 05TH ST	44	44	Studio: 44	Rental	From \$1,300
2013	48 HARRIET ST	23	–	N/A	Rental	N/A
2013	537 NATOMA ST	13	1	One Bedroom Two Bedroom	Ownership	N/A
2014	900 FOLSOM ST	282	40	Studio: 27 One Bedroom: 131 Two Bedroom: 111	Rental	From \$3,045–\$3,400 From \$3,390–\$6,214 From \$4,396–\$7,242
2014	260 05TH ST	182	27	Studio: 35 One Bedroom: 65 Two Bedroom: 80 Three Bedroom: 1	Ownership	From \$500,000– \$1,200,000
2014	246 RITCH ST	19	Fee payment	One Bedroom: 19	Rental	From \$2,895–\$3,400
Total		707	158			

APPENDIX TABLE B-8

Major Residential Development Projects Completed, Mission, 2011–2015

Year	Project Name/ Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales Price or Rental Price
2012	3500 19th Street	17	Fee payment	One Bedroom: 5 Two Bedroom: 12	Ownership	N/A
2012	411 Valenica Street	16	2	One Bedroom: 8 Two Bedroom: 8	Ownership	From \$495,000 From \$695,000
2013	1880 Mission Street	202	40	Studio: 28 One Bedroom: 118 Two Bedroom: 45 Three Bedroom: 14	Rental	From \$2,800 From \$3,250 From \$4,375 From \$5,000
2013	2625 Harrison Street	20	Fee payment	One Bedroom: 11 Two Bedroom: 9	Rental	From \$ 3,100 From \$ 4,195
2013	3500 19th Street	17	Fee payment	One Bedroom: 1 Two Bedroom: 12	N/A	N/A
2014	400 South Van Ness	40	7	Studio: 8 One Bedroom: 8 Two Bedroom: 24	Ownership	From \$1,000,000 to \$3,000,000
2014	2421 16th Street	12	1	Two Bedroom:	Ownership	From \$1,000,000
2014	3418 26th Street	11	Fee payment	One Bedroom: Two Bedroom:	Ownership	From \$700,000
2015	2558 Mission Street	114	Land Dedication	One Bedroom: 63 Two Bedroom: 51	Ownership	From \$628K–\$1.2M
2015	1875 Mission Street	39	6	Studio: 10 One Bedroom: 14 Two Bedroom: 15	Ownership	\$675,000 From \$745,000–\$905,000 From \$865,000–\$1.25M
2015	899 Valencia Street	18	Fee payment	N/A	Ownership	N/A
Total		506	56			

APPENDIX TABLE B-9

Major Residential Development Projects Completed, Showplace Square/Potrero Hill, 2011–2015

Year	Project Name/ Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales Price or Rental Price
2014	1717 17th Street	20	2	One Bedroom: 10 Two Bedroom: 10	Ownership	From \$1,000,000
2015	310 Carolina Street	21	-	N/A	Ownership	N/A
Total		41	2			

APPENDIX TABLE B-10

Major Residential Development Projects Completed, Western SoMa, 2011–2015

Year	Project Name/ Address	Total Units	Affordable Units	Unit Mix	Tenure Type	Initial Sales Price or Rental Price
2011	121 9th Street	20	2	One Bedroom Two Bedroom Three Bedroom	Rental / Ownership ^a	\$399,000–\$524,000
2015	870 Harrison Street	26	4	N/A	Ownership	N/A
2015	252 9th Street	15	-	One Bedroom: 8 Two Bedroom: 7	Ownership	From \$739,000 From \$799,000
2015	140 9th Street	10	Below Threshold	N/A	Ownership	N/A
Total		71	6			

Appendix C

APPENDIX TABLE C-1

Commercial Development Pipeline, Central Waterfront, 2011–2015

Entitlement Status	Address	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
Entitled/unbuilt	2290 03RD ST	-2,342	0	0	0	0	-2,342	0
Entitled/unbuilt	815 TENNESSEE ST	-32,000	0	0	0	-32,000	0	0
Under Construction	1201–1225 TENNESSEE STREET	-63,076	0	0	0	-65,336	2,260	0
Under Construction	1275 MINNESOTA ST	7,782	0	0	0	5,501	2,281	0
Under Construction	2051 03RD ST	-15,041	0	0	0	-15,041	0	0
Under Construction	2538 03RD ST	-2,051	0	0	0	-2,051	0	0
Under Construction	650 INDIANA ST	-11,100	0	0	0	0	-11,100	0
Entitled/unbuilt	1100 CESAR CHAVEZ ST	1,694	0	0	4,206	-2,512	0	0
Entitled/unbuilt	888 TENNESSEE ST	-34,736	0	0	0	-38,520	3,784	0
Entitled Sub-Total		-150,870	0	0	4,206	-149,959	-5,117	0
Not entitled	1133 TENNESSEE ST	0	0	0	0	0	0	0
Not entitled	2171 03RD ST	-31,976	0	0	0	-35,274	3,298	0
Not entitled	2420 03RD ST	475	0	0	0	0	475	0
Not entitled	1228 25TH ST	13,940	0	0	0	11,475	2,465	0
Not entitled	2092 03RD ST / 600 18TH ST	-280	0	0	-1,350	0	1,070	0
Not entitled	2146 3RD ST	-2,265	0	0	0	0	-2,265	0
Not entitled	2230 3RD ST	-3,201	0	0	0	0	-3,201	0
Not entitled	550 INDIANA ST	-151,372	0	0	0	0	-151,372	0
Not entitled	595 MARIPOSA ST	0	0	0	0	0	0	0
Not entitled	603 TENNESSEE ST	-6,000	0	0	0	-6,000	0	0
Not entitled	777 TENNESSEE ST	-11,424	0	0	0	-11,424	0	0
Not entitled	800 INDIANA ST	-78,240	0	0	0	-78,240	0	0
Not entitled	851 TENNESSEE ST	2,709	0	0	0	0	2,709	0
Not entitled	901 TENNESSEE ST	-9,000	0	0	0	-9,000	0	0
Not entitled	950 TENNESSEE ST	-31,663	0	0	-7,896	-23,767	0	0
Not entitled	PIER 70 - FOREST CITY	1,274,650	0	0	1,102,250	-295,600	468,000	0
Not entitled	PIER 70 - ORTON	277,873	0	0	63,582	200,061	14,231	0
Under Review Sub-Total		1,244,226	0	0	1,156,586	-247,770	335,410	0
Total		1,093,356	0	0	1,160,792	-397,729	330,293	0

APPENDIX TABLE C-2

Commercial Development Pipeline, East SoMa, 2011–2015

Entitlement Status	Address	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
Entitled/unbuilt	101 TOWNSEND ST	1,600	1,600	0	0	0	0	0
Entitled/unbuilt	534–536 NATOMA ST	0	0	0	0	0	0	0
Entitled/unbuilt	268 CLARA ST.	0	0	0	0	0	0	0
Entitled/unbuilt	532 NATOMA ST	0	0	0	0	0	0	0
Entitled/unbuilt	340 BRYANT ST	0	0	0	45,545	-45,545	0	0
Entitled/unbuilt	136 SOUTH PARK AV	2,431	0	0	3,861	-1,430	0	0
Entitled/unbuilt	259 CLARA ST	-4,055	0	0	945	-5,000	0	0
Entitled/unbuilt	457 TEHAMA ST	0	0	0	0	0	0	0
Under Construction	49 MOSS ST	-5,000	0	0	0	-5,000	0	0
Under Construction	468 CLEMENTINA ST	-7,000	0	0	0	-7,000	0	0
Under Construction	923 FOLSOM ST	-5,924	0	0	-7,500	0	1,576	0
Under Construction	270 BRANNAN ST	171,650	0	0	171,650	0	0	0
Under Construction	236–238 SHIPLEY ST / 77 FALMOUTH ST	1,569	0	0	0	0	1,569	0
Under Construction	482 BRYANT ST	4,857	0	0	0	0	4,857	0
Under Construction	200–214 06TH ST	-29,850	0	0	0	0	2,550	-32,400
Under Construction	226 06TH ST	5,445	0	0	0	0	0	5,445
Under Construction	233–237 SHIPLEY ST	-1,875	0	0	0	-1,875	0	0
Under Construction	72 TOWNSEND ST	0	0	0	0	0	0	0
Under Construction	144 KING ST	43,845	0	0	0	-5,655	0	49,500
Entitled/unbuilt	119 07TH ST	1,974	0	0	0	0	1,974	0
Entitled/unbuilt	768 HARRISON ST	2,948	0	0	7,351	-5,000	597	0
Entitled/unbuilt	272 CLARA ST	0	0	0	0	0	0	0
Entitled/unbuilt	301 06TH ST	3,700	0	0	0	0	3,700	0
Entitled/unbuilt	377 06TH ST	4,875	0	0	0	-1,610	6,485	0
Entitled/unbuilt	345 06TH ST	3,090	0	0	0	0	3,090	0
Entitled/unbuilt	363 06TH ST	-11,696	0	0	-12,396	0	700	0
Entitled/unbuilt	750 HARRISON ST	-2,035	0	0	0	0	-2,035	0
Entitled Sub-Total		180,549	1,600	0	209,456	-78,115	25,063	22,545
Not entitled	481 TEHAMA ST	0	0	0	0	0	0	0
Not entitled	246 SHIPLEY ST	0	0	0	0	0	0	0
Not entitled	225 SHIPLEY ST	0	0	0	0	0	0	0
Not entitled	980 FOLSOM ST	-6,765	0	0	0	-7,530	765	0
Not entitled	77 & 85 FEDERAL ST	54,977	0	0	32,614	0	22,363	0
Not entitled	9 FREELON ST	0	0	0	0	0	0	0
Not entitled	300 04TH ST	0	-16,622	0	0	0	16,622	0
Not entitled	135 TOWNSEND ST	-485	0	0	49,995	0	-50,480	0
Not entitled	655 FOLSOM ST	-11,521	0	0	0	0	-11,521	0
Not entitled	5TH ST / CLARA ST / SHIPLEY ST	-47,476	0	0	0	-18,000	-29,476	0
Not entitled	909–921 HOWARD ST & 206 05TH ST	0	0	0	0	0	0	0
Not entitled	265 SHIPLEY ST	0	0	0	0	0	0	0

Entitlement Status	Address	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
Not entitled	667 FOLSOM ST, 120 HAWTHORNE ST, 126 HAWTHORNE ST	-17,041	0	0	-21,914	-4,000	8,873	0
Not entitled	501 BRANNAN ST	129,669	0	0	128,946	0	723	0
Not entitled	1125 MISSION ST	0	0	0	35,842	-35,842	0	0
Not entitled	645 HARRISON ST	53,145	0	0	98,964	-45,819	0	0
Not entitled	701 03RD ST	101,335	0	0	0	0	284	101,051
Not entitled	1025 HOWARD ST	-17,039	0	0	0	0	-17,220	181
Not entitled	1076 HOWARD ST	6,799	0	0	15,580	-8,781	0	0
Not entitled	144 TOWNSEND ST	-2,817	0	0	39,505	0	-42,322	0
Not entitled	1082 HOWARD ST	-2,801	0	0	0	0	-2,801	0
Under Review Sub-Total		239,980	-16,622	0	379,532	-119,972	-104,190	101,232
Total		420,529	-15,022	0	588,988	-198,087	-79,127	123,777

APPENDIX TABLE C-3**Commercial Development Pipeline, Mission, 2011–2015**

Entitlement Status	Address	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
Entitled/unbuilt	1936 FOLSOM ST	0	0	0	0	0	0	0
Entitled/unbuilt	720 YORK ST	0	0	0	0	0	0	0
Entitled/unbuilt	3360 20TH ST	-4,750	0	0	0	-4,750	0	0
Entitled/unbuilt	1318 HAMPSHIRE ST	0	0	0	0	0	0	0
Entitled/unbuilt	1150 SOUTH VAN NESS AV	0	0	0	0	0	0	0
Entitled/unbuilt	25 ALVARADO ST	0	0	0	0	0	0	0
Entitled/unbuilt	144 LEXINGTON ST	0	0	0	0	0	0	0
Entitled/unbuilt	80 SYCAMORE ST	0	0	0	0	0	0	0
Entitled/unbuilt	1900 MISSION ST	-1,095	0	0	0	-1,939	844	0
Entitled/unbuilt	355 CAPP ST	0	0	0	0	0	0	0
Entitled/unbuilt	2495 HARRISON ST	-200	1,200	0	0	0	-1,400	0
Entitled/unbuilt	777 VALENCIA ST	1,738	0	0	683	0	1,055	0
Entitled/unbuilt	787 TREAT AV	0	0	0	0	0	0	0
Entitled/unbuilt	1181 VALENCIA ST	0	0	0	0	0	0	0
Entitled/unbuilt	2525 MISSION ST	4,999	0	0	4,999	0	0	0
Entitled/unbuilt	811 CAPP ST	0	0	0	0	0	0	0
Entitled/unbuilt	1785 15TH ST	-780	0	0	0	-780	0	0
Entitled/unbuilt	600 SOUTH VAN NESS AV	3,060	0	0	0	0	3,060	0
Entitled/unbuilt	1330 HAMPSHIRE ST	0	0	0	0	0	0	0
Entitled/unbuilt	80 JULIAN AV	16,000	0	16,000	0	0	0	0
Entitled/unbuilt	2881 MISSION ST	-1,010	0	0	-1,010	0	0	0
Entitled/unbuilt	490 SOUTH VAN NESS AV	1,123	0	0	0	0	1,123	0
Entitled/unbuilt	161 SAN CARLOS ST	0	0	0	0	0	0	0
Entitled/unbuilt	1450 15TH ST	-8,224	0	0	0	-8,224	0	0
Under Construction	1076 HAMPSHIRE ST	-920	0	0	0	-920	0	0
Under Construction	2374 FOLSOM ST	0	0	0	0	0	0	0

Entitlement Status	Address	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
Under Construction	2830 22ND ST	0	0	0	0	0	0	0
Under Construction	930 SHOTWELL ST	0	0	0	0	0	0	0
Under Construction	857 ALABAMA ST	-3,866	0	0	0	-3,866	0	0
Under Construction	1196 HAMPSHIRE ST	0	0	0	0	0	0	0
Under Construction	35 LEXINGTON ST	0	0	0	0	0	0	0
Under Construction	1340 ALABAMA ST	0	0	0	0	0	0	0
Under Construction	3249 17TH ST	1,996	0	0	0	0	1,996	0
Under Construction	353 SAN JOSE AV	0	0	0	0	0	0	0
Under Construction	1302 YORK ST	0	0	0	0	0	0	0
Under Construction	685 FLORIDA ST	0	0	0	0	0	0	0
Under Construction	480 POTRERO AV	970	0	0	0	0	970	0
Under Construction	346 POTRERO AV	-1,400	0	0	0	-3,000	1,600	0
Under Construction	2356 BRYANT ST	0	0	0	0	0	0	0
Under Construction	1050 VALENCIA ST	1,830	0	0	0	0	1,830	0
Under Construction	3420 18TH ST	-3,675	0	0	0	-4,675	1,000	0
Entitled/unbuilt	3527 18TH ST	0	0	0	0	0	0	0
Entitled/unbuilt	1125 HAMPSHIRE ST	0	0	0	0	0	0	0
Entitled/unbuilt	811 TREAT AV	0	0	0	0	0	0	0
Entitled/unbuilt	658-666 SHOTWELL ST	2,757	2,757	0	0	0	0	0
Entitled/unbuilt	49 JULIAN AV	-2,914	0	0	0	-2,914	0	0
Entitled Sub-Total		5,639	3,957	16,000	4,672	-31,068	12,078	0
Not entitled	3324 19TH ST	0	0	0	0	0	0	0
Not entitled	449 14TH ST	0	0	0	0	0	0	0
Not entitled	854 CAPP ST	0	0	0	0	0	0	0
Not entitled	8 RONDEL PL	0	0	0	0	0	0	0
Not entitled	657 CAPP ST	0	0	0	0	0	0	0
Not entitled	657 VALENCIA ST	0	0	0	0	0	0	0
Not entitled	2782 FOLSOM ST	0	0	0	0	0	0	0
Not entitled	44 WOODWARD ST	0	0	0	0	0	0	0
Not entitled	2829 25TH ST	0	0	0	0	0	0	0
Not entitled	953 TREAT AV	0	0	0	0	0	0	0
Not entitled	2944 21ST ST	0	0	0	0	0	0	0
Not entitled	3312 17TH ST	0	0	0	0	0	0	0
Not entitled	315 SOUTH VAN NESS AV	0	0	0	0	0	0	0
Not entitled	2830 24TH ST	0	0	0	0	0	0	0
Not entitled	2621 HARRISON ST	0	0	0	0	0	0	0
Not entitled	33 DEARBORN ST	0	0	0	0	0	0	0
Not entitled	1100 POTRERO AV	0	0	0	0	0	0	0
Not entitled	835 SOUTH VAN NESS AV	0	0	0	0	0	0	0
Not entitled	1152 POTRERO AV	0	0	0	0	0	0	0
Not entitled	1278-1298 VALENCIA ST	1,737	0	0	0	-2,000	3,737	0
Not entitled	1979 MISSION ST	-2,558	0	0	0	0	-2,558	0
Not entitled	2435-2445 16TH ST	-2,601	0	0	0	-10,000	7,399	0

Entitlement Status	Address	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
Not entitled	659 GUERRERO ST	0	0	0	0	0	0	0
Not entitled	333 SAN CARLOS ST	0	0	0	0	0	0	0
Not entitled	3314 CESAR CHAVEZ ST	-14,553	0	0	-2,500	-13,793	1,740	0
Not entitled	1511 15TH ST	747	0	0	3,703	0	-2,956	0
Not entitled	3040 24TH ST	0	0	0	0	0	0	0
Not entitled	267 SAN CARLOS ST	0	0	0	0	0	0	0
Not entitled	824 FLORIDA ST	0	0	0	0	0	0	0
Not entitled	1274 HAMPSHIRE ST	0	0	0	0	0	0	0
Not entitled	1342 YORK ST	0	0	0	0	0	0	0
Not entitled	1110 YORK ST	0	0	0	0	0	0	0
Not entitled	3252 19TH ST	0	0	0	0	0	0	0
Not entitled	943 YORK ST	0	0	0	0	0	0	0
Not entitled	2877 FOLSOM ST	0	0	0	0	0	0	0
Not entitled	13 LUCKY ST	0	0	0	0	0	0	0
Not entitled	2138 FOLSOM ST	0	0	0	0	0	0	0
Not entitled	963 ALABAMA ST	0	0	0	0	0	0	0
Not entitled	1 HORACE ST	0	0	0	0	0	0	0
Not entitled	2855 FOLSOM ST	0	0	0	0	0	0	0
Not entitled	2675 FOLSOM ST	-22,411	0	0	0	-22,411	0	0
Not entitled	2750 19TH ST	-3,463	0	0	0	-10,934	7,471	0
Not entitled	793 SOUTH VAN NESS AV	4,577	0	0	0	0	4,577	0
Not entitled	645 VALENCIA ST	-4,382	0	0	0	0	-4,382	0
Not entitled	1924 MISSION ST	1,139	0	0	0	-1,176	2,315	0
Not entitled	3140 16TH ST	6,715	0	0	0	0	6,715	0
Not entitled	1198 VALENCIA ST	4,610	0	0	0	-440	5,050	0
Not entitled	1726-1730 MISSION ST	-7,299	0	0	0	-8,199	900	0
Not entitled	2799 24TH ST	-269	0	0	0	0	-269	0
Not entitled	200 POTRERO AV	13,300	30,034	0	0	-16,734	0	0
Not entitled	2600 HARRISON ST	7,506	0	0	0	7,506	0	0
Not entitled	1515 SOUTH VAN NESS AV	-30,656	0	0	0	0	-30,656	0
Not entitled	2070 BRYANT ST	-43,073	0	0	0	-44,160	1,087	0
Not entitled	1401-1419 BRYANT ST	10,250	44,600	0	0	-34,350	0	0
Not entitled	3357 26TH ST	5,575	0	0	0	0	5,575	0
Not entitled	1798 BRYANT ST	34,239	35,904	0	-5,179	0	3,514	0
Not entitled	1801 AND 1863 MISSION ST	3,235	0	0	0	0	3,235	0
Not entitled	1800 MISSION ST	39,920	0	0	119,600	-119,600	39,920	0
Not entitled	2441 MISSION ST	371	0	0	-432	0	803	0
Not entitled	1850 BRYANT ST	170,733	172,394	0	-4,600	0	2,939	0
Not entitled	2525 16TH ST	0	0	0	49,999	-49,999	0	0
Not entitled	1528 15TH ST	-1,142	0	0	0	0	-1,142	0
Not entitled	2643 FOLSOM ST	0	0	0	0	0	0	0
Not entitled	3620 CESAR CHAVEZ ST	-2,528	0	0	0	-3,200	672	0
Not entitled	2918 MISSION ST	-500	0	0	0	0	-500	0

Entitlement Status	Address	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
Under Review Sub-Total		169,219	282,932	0	160,591	-329,490	55,186	0
Total		174,858	286,889	16,000	165,263	-360,558	67,264	0

APPENDIX TABLE C-4

Commercial Development Pipeline, Showplace Square/Potrero Hill, 2011–2015

Entitlement Status	Address	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
Entitled/unbuilt	1321 DE HARO ST	0	0	0	0	0	0	0
Entitled/unbuilt	1004 MISSISSIPPI ST	0	0	0	0	0	0	0
Entitled/unbuilt	1115 POTRERO AV	0	0	0	0	0	0	0
Entitled/unbuilt	1036 MISSISSIPPI ST	0	0	0	0	0	0	0
Entitled/unbuilt	140 PENNSYLVANIA AV	-11,018	0	0	0	-11,475	457	0
Entitled/unbuilt	1512 20TH ST	2,762	0	0	1,011	0	1,751	0
Entitled/unbuilt	910 CAROLINA ST	0	0	0	0	0	0	0
Entitled/unbuilt	1914 20TH ST	0	0	0	0	0	0	0
Entitled/unbuilt	1451 MARIPOSA ST	0	0	0	0	0	0	0
Entitled/unbuilt	100 HOOPER ST	340,723	0	0	284,471	56,252	0	0
Entitled/unbuilt	526 UTAH ST	0	0	0	0	0	0	0
Entitled/unbuilt	1510 25TH ST	0	0	0	0	0	0	0
Entitled/unbuilt	896 DE HARO ST	0	0	0	0	0	0	0
Entitled/unbuilt	1087 MISSISSIPPI ST	0	0	0	0	0	0	0
Entitled/unbuilt	333 PENNSYLVANIA AV	0	0	0	0	0	0	0
Under Construction	801 BRANNAN ST	8,000	0	0	0	0	8,000	0
Under Construction	1000 16TH ST	23,000	0	0	0	8,000	15,000	0
Under Construction	746 CAROLINA ST	0	0	0	0	0	0	0
Under Construction	2207 25TH ST	0	0	0	0	0	0	0
Under Construction	946 RHODE ISLAND ST	0	0	0	0	0	0	0
Under Construction	520 09TH ST	0	0	0	0	0	0	0
Under Construction	645 TEXAS ST	-29,455	0	0	0	-10,000	-20,000	545
Under Construction	238 MISSOURI ST	0	0	0	0	0	0	0
Under Construction	1 HENRY ADAMS ST	-133,129	0	0	0	-164,549	31,420	0
Entitled/unbuilt	1036 WISCONSIN ST	0	0	0	0	0	0	0
Entitled/unbuilt	605 MISSISSIPPI ST	0	0	0	0	0	0	0
Entitled/unbuilt	601 TOWNSEND ST	0	0	0	72,600	-72,600	0	0
Entitled Sub-Total		200,883	0	0	358,082	-194,372	36,628	545
Not entitled	131 MISSOURI ST	-4,500	0	0	0	-4,500	0	0
Not entitled	534 TEXAS ST	0	0	0	0	0	0	0
Not entitled	1016 DE HARO ST	0	0	0	0	0	0	0
Not entitled	749 WISCONSIN ST	0	0	0	0	0	0	0
Not entitled	1076 RHODE ISLAND ST	0	0	0	0	0	0	0
Not entitled	153 ARKANSAS ST	0	0	0	0	0	0	0
Not entitled	923–939 KANSAS ST	0	0	0	0	0	0	0
Not entitled	201 MISSOURI ST	0	0	0	0	0	0	0

Entitlement Status	Address	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
Not entitled	1123 CAROLINA ST	0	0	0	0	0	0	0
Not entitled	1058 MISSISSIPPI ST	0	0	0	0	0	0	0
Not entitled	979 BRYANT ST	0	0	0	0	-3,150	3,150	0
Not entitled	249 PENNSYLVANIA AV	-15,699	0	0	0	-15,699	0	0
Not entitled	891 CAROLINA ST	0	0	0	0	0	0	0
Not entitled	502 07TH ST	-3,870	0	0	0	-3,870	0	0
Not entitled	2018 19TH ST	0	0	0	0	0	0	0
Not entitled	1331 SAN BRUNO AV	0	0	0	0	0	0	0
Not entitled	1019 KANSAS ST	0	0	0	0	0	0	0
Not entitled	1239 17TH ST	0	0	0	0	0	0	0
Not entitled	88 ARKANSAS ST	-9,237	0	0	-2,870	-9,485	3,118	0
Not entitled	975 BRYANT ST	-30,010	0	0	0	0	-30,010	0
Not entitled	75 ARKANSAS ST	-11,666	0	0	0	-19,250	7,584	0
Not entitled	580 DE HARO ST	0	0	0	0	0	0	0
Not entitled	1395 22ND ST	47,575	0	0	0	47,575	0	0
Not entitled	1301 16TH STREET	-27,968	0	0	0	-34,836	6,868	0
Not entitled	1601-1677 MARIPOSA STREET / 485 CAROLINA	-70,734	0	0	-8,000	-62,734	0	0
Not entitled	1200 17TH ST	-84,532	0	0	-4,500	-105,000	24,968	0
Not entitled	1210 UTAH ST	0	0	0	0	0	0	0
Not entitled	2 HENRY ADAMS ST	0	0	0	0	0	0	0
Not entitled	1501 MARIPOSA	0	22,700	0	-22,700	0	0	0
Not entitled	155 DE HARO ST	15,405	0	0	0	15,405	0	0
Not entitled	1240 & 1250 17TH ST	0	12,995	0	0	-12,995	0	0
Not entitled	540 DE HARO ST	-7,147	0	0	0	-7,147	0	0
Not entitled	98 PENNSYLVANIA AV	0	0	0	0	0	0	0
Not entitled	HOPE SF POTRERO	30,000	0	0	10,000	0	20,000	0
Under Review Sub-Total		-172,383	35,695	0	-28,070	-215,686	35,678	0
Total		28,500	35,695	0	330,012	-410,058	72,306	545

APPENDIX TABLE C-5

Commercial Development Pipeline, Western SoMa, 2011–2015

Entitlement Status	Address	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
Entitled/unbuilt	721 CLEMENTINA ST	0	0	0	0	0	0	0
Entitled/unbuilt	615 MINNA	0	0	0	0	0	0	0
Entitled/unbuilt	1401 HOWARD ST	3,800	3,800	0	0	0	0	0
Entitled/unbuilt	603 7TH STREET	4,666	0	0	0	0	4,666	0
Entitled/unbuilt	854 FOLSOM ST	0	0	0	0	0	0	0
Under Construction	350 08TH ST	56,700	0	0	0	3,700	53,000	0
Under Construction	85 BLUXOME ST	5,354	0	0	33,000	-27,646	0	0
Under Construction	5 HALLAM ST	0	0	0	0	0	0	0
Entitled/unbuilt	610–620 BRANNAN ST	526,802	0	0	526,807	-17,533	17,528	0
Entitled/unbuilt	690 05TH ST	32,500	0	0	-13,500	0	5,000	41,000
Entitled/unbuilt	510 TOWNSEND ST	255,082	0	0	295,992	-20,455	-20,455	0
Entitled/unbuilt	35–41 LAFAYETTE ST	0	0	0	0	0	0	0
Entitled Sub-Total		884,904	3,800	0	842,299	-61,934	59,739	41,000
Not entitled	1228 FOLSOM ST	0	0	0	0	0	0	0
Not entitled	1455 FOLSOM ST	0	0	0	0	0	0	0
Not entitled	1117 HOWARD ST	0	0	0	0	0	0	0
Not entitled	735 BRYANT ST	0	0	0	0	0	0	0
Not entitled	716 CLEMENTINA ST	0	0	0	0	0	0	0
Not entitled	767 TEHAMA ST	0	0	0	0	0	0	0
Not entitled	405 10TH ST	0	0	0	0	0	0	0
Not entitled	44 MCLEA CT	2,025	0	0	2,025	0	0	0
Not entitled	466 TOWNSEND ST	0	0	0	0	0	0	0
Not entitled	34 LANGTON ST	0	0	0	0	0	0	0
Not entitled	949 NATOMA ST	0	0	0	0	0	0	0
Not entitled	1394 HARRISON ST	0	0	0	0	0	0	0
Not entitled	1532 HOWARD ST	-1,482	0	0	0	0	-1,482	0
Not entitled	241 10TH ST	-8,376	0	0	0	0	-8,376	0
Not entitled	1695 FOLSOM ST	0	0	0	0	0	0	0
Not entitled	630–698 BRANNAN ST	1,526,810	0	0	1,512,260	-15,000	29,550	0
Not entitled	630 NATOMA ST	-2,620	0	0	-2,620	0	0	0
Not entitled	33 NORFOLK ST	0	0	0	0	0	0	0
Not entitled	280 07TH ST	3,892	0	0	-183	0	4,075	0
Not entitled	222 DORE ST	0	0	0	0	0	0	0
Not entitled	32 HERON ST	-2,120	0	0	-2,187	0	67	0
Not entitled	215–217 DORE ST	0	0	0	0	0	0	0
Not entitled	618 NATOMA ST	0	0	0	0	0	0	0
Not entitled	221 11TH ST	0	4,316	0	-4,316	0	0	0
Not entitled	915–935 MINNA ST	0	0	0	0	0	0	0
Not entitled	598 BRANNAN ST	662,256	0	0	692,568	-30,312	0	0
Not entitled	250 10TH ST	54,754	54,754	0	0	0	0	0
Not entitled	333 12TH ST	-21,630	0	0	-21,630	0	0	0

Entitlement Status	Address	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
Not entitled	1140 FOLSOM ST	-9,081	0	0	0	0	-9,081	0
Not entitled	1298 HOWARD ST	10,050	0	0	10,050	0	0	0
Not entitled	1335 FOLSOM ST	-5,700	0	0	0	-5,700	0	0
Not entitled	230 07TH ST	415	0	0	0	0	415	0
Not entitled	1174-1178 FOLSOM ST	10,081	0	0	3,493	2,180	4,408	0
Not entitled	349 08TH ST	1,236	0	0	0	0	1,236	0
Not entitled	340 11TH ST	16,176	0	0	14,263	0	1,913	0
Under Review Sub-Total		2,236,686	59,070	0	2,203,723	-48,832	22,725	0
Total		3,121,590	62,870	0	3,046,022	-110,766	82,464	41,000

APPENDIX TABLE C-6**Major Residential Development Pipeline, Central Waterfront, 2011-2015**

Entitlement Status	Address	Mixed Use No. of Units	Mixed Use
Entitled/Unbuilt	2290 03RD ST	71	MU
Entitled/Unbuilt	815 TENNESSEE ST	69	
Entitled/Unbuilt	650 INDIANA ST	111	
Under Construction	650 INDIANA ST	111	
Under Construction	1201-1225 TENNESSEE STREET	259	MU
Under Construction	2051 03RD ST	93	
Entitled/Unbuilt	888 TENNESSEE ST	112	MU
Entitled Sub-Total		826	
Not Entitled	2420 03RD ST	9	MU
Not Entitled	2171 03RD ST	109	MU
Not Entitled	2230 3RD ST	37	MU
Not Entitled	603 TENNESSEE ST	24	
Not Entitled	777 TENNESSEE ST	59	
Not Entitled	550 INDIANA ST	17	
Not Entitled	800 INDIANA ST	326	
Not Entitled	PIER 70 WATERFRONT SITE - FOREST CITY	1100	MU
Not Entitled	2146 3RD ST	6	
Not Entitled	901 TENNESSEE ST	44	
Not Entitled	2092 03RD ST / 600 18TH ST	19	MU
Not Entitled	595 MARIPOSA ST	20	
Not Entitled	950 TENNESSEE ST	108	
Under Review Sub-Total		1,878	
Total		2,704	

APPENDIX TABLE C-7

Major Residential Development Pipeline, East SoMa, 2011–2015

Entitlement Status	Address	Mixed Use No. of Units	Mixed Use
Entitled/Unbuilt	259 CLARA ST	8	MU
Under Construction	923 FOLSOM ST	114	MU
Under Construction	468 CLEMENTINA ST	13	
Under Construction	233–237 SHIPLEY ST	22	
Under Construction	200–214 06TH ST	44	MU
Under Construction	72 TOWNSEND ST	74	
Under Construction	236–238 SHIPLEY ST / 77 FALMOUTH ST	15	MU
Under Construction	226 06TH ST	37	MU
Entitled/Unbuilt	768 HARRISON ST	26	MU
Entitled/Unbuilt	377 06TH ST	100	MU
Entitled/Unbuilt	345 06TH ST	104	MU
Entitled/Unbuilt	363 06TH ST	104	MU
Entitled/Unbuilt	301 06TH ST	84	MU
Entitled/Unbuilt	750 HARRISON ST	79	
Entitled/Unbuilt	119 07TH ST	39	MU
Entitled Sub-Total		863	
Not Entitled	481 TEHAMA ST	5	
Not Entitled	225 SHIPLEY ST	9	
Not Entitled	980 FOLSOM ST	38	MU
Not Entitled	655 FOLSOM ST	89	MU
Not Entitled	667 FOLSOM ST, 120 HAWTHORNE ST, 126 HAWTHORNE ST	229	MU
Not Entitled	1082 HOWARD ST	8	
Not Entitled	265 SHIPLEY ST	9	
Not Entitled	5TH ST / CLARA ST / SHIPLEY ST	123	MU
Under Review Sub-Total		510	
Total		1,373	

APPENDIX TABLE C-8

Major Residential Development Pipeline, Mission, 2011–2015

Entitlement Status	Address	Mixed Use No. of Units	Mixed Use
Entitled/Unbuilt	3360 20TH ST	6	
Entitled/Unbuilt	1900 MISSION ST	12	MU
Entitled/Unbuilt	1450 15TH ST	23	
Entitled/Unbuilt	600 SOUTH VAN NESS AV	27	MU
Entitled/Unbuilt	1785 15TH ST	9	
Entitled/Unbuilt	80 JULIAN AV	6	MU
Entitled/Unbuilt	490 SOUTH VAN NESS AV	72	MU
Under Construction	346 POTRERO AV	70	MU
Under Construction	480 POTRERO AV	75	
Under Construction	1050 VALENCIA ST	16	MU

Entitlement Status	Address	Mixed Use No. of Units	Mixed Use
Under Construction	3420 18TH ST	16	
Entitled/Unbuilt	49 JULIAN AV	8	
Entitled Sub-Total		340	
Not Entitled	854 CAPP ST	6	
Not Entitled	657 CAPP ST	5	
Not Entitled	3324 19TH ST	6	
Not Entitled	449 14TH ST	20	
Not Entitled	2435-2445 16TH ST	50	MU
Not Entitled	1278-1298 VALENCIA ST	35	MU
Not Entitled	1979 MISSION ST	331	
Not Entitled	3314 CESAR CHAVEZ ST	44	
Not Entitled	2600 HARRISON ST	20	
Not Entitled	3140 16TH ST	28	MU
Not Entitled	1726-1730 MISSION ST	36	MU
Not Entitled	1198 VALENCIA ST	49	MU
Not Entitled	1924 MISSION ST	12	MU
Not Entitled	3357 26TH ST	7	MU
Not Entitled	793 SOUTH VAN NESS AV	62	MU
Not Entitled	2918 MISSION ST	55	MU
Not Entitled	2750 19TH ST	60	
Not Entitled	2675 FOLSOM ST	117	
Not Entitled	2799 24TH ST	8	MU
Not Entitled	1515 SOUTH VAN NESS AV	165	MU
Not Entitled	2070 BRYANT ST	196	
Not Entitled	1801 AND 1863 MISSION ST	54	MU
Not Entitled	3620 CESAR CHAVEZ ST	29	MU
Not Entitled	645 VALENCIA ST	9	MU
Under Review Sub-Total		1,404	
Total		1,744	

APPENDIX TABLE C-9**Major Residential Development Pipeline, Showplace Square/Potrero Hill, 2011-2015**

Entitlement Status	Address	Mixed Use No. of Units	Mixed Use
Entitled/Unbuilt	1004 MISSISSIPPI ST	28	
Entitled/Unbuilt	140 PENNSYLVANIA AV	37	
Under Construction	801 BRANNAN ST	557	MU
Under Construction	520 09TH ST	12	
Under Construction	1 HENRY ADAMS ST	671	
Under Construction	1000 16TH ST	470	MU
Under Construction	645 TEXAS ST	91	
Entitled Sub-Total		1,866	
Not Entitled	923-939 KANSAS ST	9	

Entitlement Status	Address	Mixed Use No. of Units	Mixed Use
Not Entitled	249 PENNSYLVANIA AV	59	MU
Not Entitled	131 MISSOURI ST	9	
Not Entitled	925 KANSAS ST	9	
Not Entitled	929 KANSAS ST	9	
Not Entitled	935 KANSAS ST	9	
Not Entitled	931 KANSAS ST	9	
Not Entitled	540 DE HARO ST	17	
Not Entitled	1395 22ND ST	250	MU
Not Entitled	88 ARKANSAS ST	147	MU
Not Entitled	HOPE SF POTRERO	994	MU
Not Entitled	98 PENNSYLVANIA AV	46	
Not Entitled	502 07TH ST	16	MU
Not Entitled	975 BRYANT ST	182	
Not Entitled	1200 17TH ST	395	MU
Not Entitled	1601–1677 MARIPOSA STREET / 485 CAROLINA	299	MU
Not Entitled	1301 16TH STREET	172	
Not Entitled	75 ARKANSAS ST	30	MU
Under Review Sub-Total		2,661	
Total		4,527	

APPENDIX TABLE C-10

Major Residential Development Pipeline, Western SoMa, 2011–2015

Entitlement Status	Address	Mixed Use No. of Units	Mixed Use
Under Construction	350 08TH ST	410	MU
Under Construction	5 HALLAM ST	6	
Entitled Sub-Total		416	
Not Entitled	241 10TH ST	28	MU
Not Entitled	1532 HOWARD ST	15	
Not Entitled	949 NATOMA ST	6	
Not Entitled	1228 FOLSOM ST	24	
Not Entitled	34 LANGTON ST	5	
Not Entitled	1394 HARRISON ST	68	
Not Entitled	1140 FOLSOM ST	128	MU
Not Entitled	915–935 MINNA ST	37	
Not Entitled	1298 HOWARD ST	121	MU
Not Entitled	1335 FOLSOM ST	65	
Not Entitled	230 07TH ST	44	MU
Not Entitled	33 NORFOLK ST	9	
Not Entitled	1174–1178 FOLSOM ST	42	MU
Not Entitled	349 08TH ST	38	MU
Not Entitled	222 DORE ST	23	
Not Entitled	333 12TH ST	219	
Under Review Sub-Total		872	
Total		1,288	

Appendix D

APPENDIX TABLE D-1

Housing Units and Square Footage of Commercial Space Entitled or Under Review Pursuant to EN PEIR as of July 7, 2016

	Central Waterfront			East SoMa		
	Housing Units	PDR SqFt	Other Comm. SqFt	Housing Units	PDR SqFt	Other Comm. SqFt
Complete	0	0	0	504	-358,461	646,191
Under Construction*	352	-80,377	2,260	201	-13,875	136,821
Entitled/unbuilt**	793	30,877	68,155	327	-37,452	165,974
Not entitled***	384	-61,066	-155,276	747	-34,530	82,577
Grand Total	1,529	-110,567	-84,862	1,779	-444,318	1,031,563

	Mission			Showplace Square/Potrero Hill		
	Housing Units	PDR SqFt	Other Comm. SqFt	Housing Units	PDR SqFt	Other Comm. SqFt
Complete	227	0	50,157	654	-131,858	131,813
Under Construction*	236	-16,679	8,460	783	-179,049	11,965
Entitled/unbuilt**	127	-440	22,173	147	133,299	284,719
Not entitled***	1,526	-261,995	412,583	1,519	-256,612	337,148
Grand Total	2,116	-279,114	493,373	3,103	434,220	765,645

	Eastern Neighborhoods		
	Housing Units	PDR SqFt	Other Comm. SqFt
Complete	1,385	-490,319	828,161
Under Construction*	1,572	-289,980	159,506
Entitled/unbuilt**	1,394	126,284	541,021
Not entitled***	4,176	-614,203	677,032
Grand Total	8,527	-1,268,219	2,205,720

*According to Current Planning staff, projects that are under construction can take up to 2 years until they are completed and ready for occupancy.

** Projects that have received their Planning Department entitlements can between 2-7 years until they are completed and ready for occupancy.

*** Projects that are under review by the Planning Department, and discretionary power by the Planning Commission has not been exercised. Time to completion and occupancy is uncertain.

APPENDIX TABLE D-2

Amount of Development Estimated by EN PEIR and Percentage of Development Completed, Entitled, or Under Review as of July 7, 2016

	Central Waterfront EIR Projections			East SoMa EIR Projections		
	Housing Units*	PDR SqFt**	Other Comm. SqFt**	Housing Units*	PDR SqFt**	Other Comm. SqFt**
Total units/square footage	2,020	142,477	74,071	2,887	-765,187	1,486,638
As % of EIR projections						
Completes (A)	0%	0%	0%	17%	47%	43%
Under Construction (B)	17%	-56%	3%	7%	2%	9%
Entitled/Unbuilt (C)	39%	22%	92%	11%	5%	11%
Total Entitled (A+B+C)	57%	-35%	95%	36%	54%	64%
Not Entitled	19%	-43%	-210%	26%	5%	6%
Grand Total	76%	-78%	-115%	62%	58%	69%

	Mission EIR Projections			Showplace Square/Potrero Hill EIR Projections		
	Housing Units*	PDR SqFt**	Other Comm. SqFt**	Housing Units*	PDR SqFt**	Other Comm. SqFt**
Total units/square footage	1,696	-1,954,380	2,204,689	3,180	-961,916	1,580,321
As % of EIR projections						
Completes (A)	13%	0%	2%	21%	14%	8%
Under Construction (B)	14%	1%	0%	25%	19%	1%
Entitled/Unbuilt (C)	7%	0%	1%	5%	-14%	18%
Total Entitled (A+B+C)	35%	1%	4%	50%	18%	27%
Not Entitled	90%	13%	19%	48%	27%	21%
Grand Total	125%	14%	22%	98%	45%	48%

	Eastern Neighborhoods EIR Projections		
	Housing Units*	PDR SqFt**	Other Comm. SqFt**
Total units/square footage	9,785	-3,539,006	5,345,718
As % of EIR projections			
Completes (A)	14%	14%	15%
Under Construction (B)	16%	8%	3%
Entitled/Unbuilt (C)	14%	-4%	10%
Total Entitled (A+B+C)	44%	18%	29%
Not Entitled	43%	17%	13%
Grand Total	87%	36%	41%

Note: EN PEIR projected development to 2025 from a 2000 baseline, as the environmental review process was launched in 2002. The Area Plans and their policy instruments did not go into effect until 2009, which is when the Planning Department began to entitle projects pursuant to the EN PEIR.

* As defined by the "Preferred Project" Alternative.

** Average of PEIR Options B and C. The PEIR does not specify an amount of PDR loss and non-residential development in its "Preferred Project" Alternative. The average of Options B and C is used here as a reasonable estimate of non-residential development.

Appendix E

APPENDIX TABLE E-1

Abated Illegal Conversions from PDR, Mission, 2015

Address	Status	Closed Date	Description	Zoning	Entitlement
ALABAMA ST, 94110	Closed - Abated	11/9/2015	Conversion from PDR to office	PDR-1-G	Office use is not permitted in the PDR-1-G Zoning District. Office use must cease all operations.
ALABAMA ST, 94110	Closed - Abated	12/10/2015	Alleged loss of PDR space	PDR-1-G	Office use is not permitted in the PDR-1-G Zoning District. Office use must cease all operations.
ALABAMA ST, 94110	Closed - Abated	7/20/2015	Conversion of industrial space to headquarters for tech start up. No permit for conversion to professional/business offices and not permitted in PDR 1-G zoning district	PDR-1-G	Office use is not permitted in the PDR-1-G Zoning District. Office use must cease all operations.

APPENDIX TABLE E-2

Abated Illegal Conversions from PDR, Western SoMa, 2015

Address	Closed Date	Description	Zoning	Entitlement
BRYANT ST 94107	5/12/2015	Conversion of building use from PDR to Office without approval, in district that does not permit office.	SALI	Office use is not permitted in the SALI Zoning District

APPENDIX TABLE E-3

Abated Illegal Conversions from PDR, Central Waterfront, 2015

Address	Enforcement Result	Case Closed Date	Description	Zoning	Entitlement
03RD ST, 94107	Closed - Abated	12/10/2015	Illegal change of use to office	UMU	All work done without permits
19TH ST, 94107	Closed	4/13/2015	Alleged conversion of PDR to Office use.	UMU	Office use not permitted on ground floor of UMU Zoning District. Office permitted on upper floors if building is registered for office.

Appendix F

APPENDIX TABLE F-1

Changes in PDR Employment by 3-digit NAICS Code

Occupation	3-digit NAICS	East SOMA			Western SOMA		
		2010	2015	% change	2010	2015	% change
Construction	236-238	919	984	7%	946	1,329	40%
Food Manufacturing	311, 312	14	30	117%	27	37	34%
Apparel Manufacturing	313-315	25	9	-64%	140	116	-17%
Other Manufacturing	316, 321, 322, 324-327, 331-335, 337	184	446	142%	161	150	-7%
Printing and Publishing	323, 511	2,466	2,247	-9%	152	346	127%
Repair Service	336	10	4	-60%	0	0	NA
Transp. Equipment, Building Supplies	339, 444	16	89	445%	48	145	203%
Wholesale	423-425	218	435	99%	648	820	27%
Transportation and Warehousing	481, 483-488, 491-493	265	537	103%	265	312	18%
Film & Sound Recording	512	200	148	-26%	154	190	23%
Information	515, 517	765	545	-29%	277	504	82%
Utilities	221, 562	15	20	30%	35	6	-84%
Repair and Maintenance	811	0	189	NA	0	244	NA
ALL PDR JOBS		5,098	5,684	11%	2,854	4,198	47%

Occupation	3-digit NAICS	Mission			Showplace Square/Potrero Hill		
		2010	2015	% change	2010	2015	% change
Construction	236-238	854	622	-27%	541	638	18%
Food Manufacturing	311, 312	226	333	47%	94	228	141%
Apparel Manufacturing	313-315	253	203	-20%	103	16	-84%
Other Manufacturing	316, 321, 322, 324-327, 331-335, 337	217	440	103%	623	564	-10%
Printing and Publishing	323, 511	125	214	72%	169	235	39%
Repair Service	336	0	27	NA	138	0	-100%
Transp. Equipment, Building Supplies	339, 444	72	124	72%	26	98	271%
Wholesale	423-425	281	390	39%	1,357	1,189	-12%
Transportation and Warehousing	481, 483-488, 491-493	243	198	-19%	1,083	1,017	-6%
Film & Sound Recording	512	153	342	123%	16	36	122%
Information	515, 517	591	598	1%	155	140	-10%
Utilities	221, 562	0	10	NA	222	204	-8%
Repair and Maintenance	811	0	291	NA	0	15	NA
ALL PDR JOBS		3,015	3,791	26%	4,529	4,381	-3%

Occupation	3-digit NAICS	Central Waterfront			Eastern Neighborhoods		
		2010	2015	% change	2010	2015	% change
Construction	236-238	767	950	24%	4,028	4,523	12%
Food Manufacturing	311, 312	89	127	42%	451	753	67%
Apparel Manufacturing	313-315	75	17	-77%	597	361	-39%
Other Manufacturing	316, 321, 322, 324-327, 331-335, 337	131	132	1%	1,316	1,731	32%
Printing and Publishing	323, 511	256	121	-53%	3,168	3,164	0%
Repair Service	336	6	12	106%	153	42	-72%
Transp. Equipment, Building Supplies	339, 444	93	68	-28%	256	523	104%
Wholesale	423-425	380	446	17%	2,884	3,281	14%
Transportation and Warehousing	481, 483-488, 491-493	301	184	-39%	2,157	2,248	4%
Film & Sound Recording	512	50	81	63%	573	797	39%
Information	515, 517	55	214	287%	1,843	2,002	9%
Utilities	221, 562	0	147	NA	272	387	42%
Repair and Maintenance	811	0	26	NA	0	765	NA
ALL PDR JOBS		2,203	2,524	15%	17,698	20,577	16%

Appendix G

2016
MAXIMUM INCOME BY HOUSEHOLD SIZE
 derived from the
Unadjusted Area Median Income (AMI)
 for HUD Metro Fair Market Rent Area (HMFA) that contains San Francisco

Income Definition	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person
20% OF MEDIAN	\$15,100	\$17,250	\$19,400	\$21,550	\$23,250	\$25,000	\$26,700	\$28,450	\$29,300
25% OF MEDIAN	\$18,850	\$21,550	\$24,250	\$26,950	\$29,100	\$31,250	\$33,400	\$35,550	\$36,600
30% OF MEDIAN	\$22,600	\$25,850	\$29,100	\$32,300	\$34,900	\$37,500	\$40,050	\$42,650	\$43,950
40% OF MEDIAN	\$30,150	\$34,450	\$38,800	\$43,100	\$46,500	\$50,000	\$53,400	\$56,850	\$58,600
50% OF MEDIAN	\$37,700	\$43,100	\$48,500	\$53,850	\$58,150	\$62,500	\$66,800	\$71,100	\$73,250
55% OF MEDIAN	\$41,450	\$47,400	\$53,300	\$59,250	\$63,950	\$68,700	\$73,450	\$78,200	\$80,550
60% OF MEDIAN	\$45,250	\$51,700	\$58,150	\$64,600	\$69,800	\$74,950	\$80,150	\$85,300	\$87,850
70% OF MEDIAN	\$52,800	\$60,300	\$67,850	\$75,400	\$81,400	\$87,450	\$93,500	\$99,500	\$102,500
72% OF MEDIAN	\$54,300	\$62,050	\$69,800	\$77,550	\$83,750	\$89,950	\$96,150	\$102,350	\$105,450
75% OF MEDIAN	\$56,550	\$64,600	\$72,700	\$80,800	\$87,250	\$93,700	\$100,150	\$106,600	\$109,850
80% OF MEDIAN	\$60,300	\$68,900	\$77,550	\$86,150	\$93,050	\$99,950	\$106,850	\$113,700	\$117,150
90% OF MEDIAN	\$67,850	\$77,550	\$87,250	\$96,950	\$104,650	\$112,450	\$120,200	\$127,950	\$131,800
100% OF MEDIAN	\$75,400	\$86,150	\$96,950	\$107,700	\$116,300	\$124,950	\$133,550	\$142,150	\$146,450
110% OF MEDIAN	\$82,950	\$94,750	\$106,650	\$118,450	\$127,950	\$137,450	\$146,900	\$156,350	\$161,100
120% OF MEDIAN	\$90,500	\$103,400	\$116,350	\$129,250	\$139,550	\$149,950	\$160,250	\$170,600	\$175,750
135% OF MEDIAN	\$101,800	\$116,300	\$130,900	\$145,400	\$157,000	\$168,700	\$180,300	\$191,900	\$197,700
140% OF MEDIAN	\$105,550	\$120,600	\$135,750	\$150,800	\$162,800	\$174,950	\$186,950	\$199,000	\$205,050
150% OF MEDIAN	\$113,100	\$129,250	\$145,450	\$161,550	\$174,450	\$187,450	\$200,350	\$213,250	\$219,700
175% OF MEDIAN	\$131,950	\$150,750	\$169,650	\$188,500	\$203,550	\$218,650	\$233,700	\$248,750	\$256,300
200% OF MEDIAN	\$150,800	\$172,300	\$193,900	\$215,400	\$232,600	\$249,900	\$267,100	\$284,300	\$292,900

San Francisco Mayor's Office of Housing and Community Development

Notes:

1. Source: U.S. Dept. of Housing and Urban Development, published March 28, 2016.
2. Figures derived by SF MOH from HUD's 2016 Median Family Income for a 4 person HouseHold for San Francisco ('HMFA'), unadjusted for high housing costs, and are rounded to the nearest \$50.
3. Additional information on HUD's defined income limits can be found at: <http://www.huduser.org/portal/datasets/il.html>

Effective Date: 3/28/2016

2016
MAXIMUM MONTHLY RENT BY UNIT TYPE
 With and Without Utilities - for MOH singlefamily programs
 derived from the
Unadjusted Area Median Income (AMI)
 for HUD Metro Fair Market Rent Area (HMFA) that contains San Francisco
 Published by the San Francisco Mayor's Office of Housing and Community Development

*As published by the San Francisco Housing Authority on 12/1/2015

		SRO	STUDIO	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
		\$45	\$45	\$52	\$69	\$90	\$111	\$134
20% OF MEDIAN								
	With Utilities	\$283	\$378	\$431	\$485	\$539	\$581	\$625
	Without Utilities	\$238	\$333	\$379	\$416	\$449	\$470	\$491
25% OF MEDIAN								
	With Utilities	\$353	\$471	\$539	\$606	\$674	\$728	\$781
	Without Utilities	\$308	\$426	\$487	\$537	\$584	\$617	\$647
30% OF MEDIAN								
	With Utilities	\$424	\$565	\$646	\$728	\$808	\$873	\$938
	Without Utilities	\$379	\$520	\$594	\$659	\$718	\$762	\$804
40% OF MEDIAN								
	With Utilities	\$565	\$754	\$861	\$970	\$1,078	\$1,163	\$1,250
	Without Utilities	\$520	\$709	\$809	\$901	\$988	\$1,052	\$1,116
50% OF MEDIAN								
	With Utilities	\$707	\$943	\$1,078	\$1,213	\$1,346	\$1,454	\$1,563
	Without Utilities	\$662	\$898	\$1,026	\$1,144	\$1,256	\$1,343	\$1,429
55% OF MEDIAN								
	With Utilities	\$777	\$1,036	\$1,185	\$1,333	\$1,481	\$1,599	\$1,718
	Without Utilities	\$732	\$991	\$1,133	\$1,264	\$1,391	\$1,488	\$1,584
60% OF MEDIAN								
	With Utilities	\$848	\$1,131	\$1,293	\$1,454	\$1,615	\$1,745	\$1,874
	Without Utilities	\$803	\$1,086	\$1,241	\$1,385	\$1,525	\$1,634	\$1,740
70% OF MEDIAN								
	With Utilities	\$990	\$1,320	\$1,508	\$1,696	\$1,885	\$2,035	\$2,186
	Without Utilities	\$945	\$1,275	\$1,456	\$1,627	\$1,795	\$1,924	\$2,052
72% OF MEDIAN								
	With Utilities	\$1,018	\$1,358	\$1,551	\$1,745	\$1,939	\$2,094	\$2,249
	Without Utilities	\$973	\$1,313	\$1,499	\$1,676	\$1,849	\$1,983	\$2,115
75% OF MEDIAN								
	With Utilities	\$1,060	\$1,414	\$1,615	\$1,818	\$2,020	\$2,181	\$2,343
	Without Utilities	\$1,015	\$1,369	\$1,563	\$1,749	\$1,930	\$2,070	\$2,209
80% OF MEDIAN								
	With Utilities	\$1,131	\$1,508	\$1,723	\$1,939	\$2,154	\$2,326	\$2,499
	Without Utilities	\$1,086	\$1,463	\$1,671	\$1,870	\$2,064	\$2,215	\$2,365
90% OF MEDIAN								
	With Utilities	\$1,272	\$1,696	\$1,939	\$2,181	\$2,424	\$2,616	\$2,811
	Without Utilities	\$1,227	\$1,651	\$1,887	\$2,112	\$2,334	\$2,505	\$2,677
100% OF MEDIAN								
	With Utilities	\$1,414	\$1,885	\$2,154	\$2,424	\$2,693	\$2,908	\$3,124
	Without Utilities	\$1,369	\$1,840	\$2,102	\$2,355	\$2,603	\$2,797	\$2,990
110% OF MEDIAN								
	With Utilities	\$1,555	\$2,074	\$2,369	\$2,666	\$2,961	\$3,199	\$3,436
	Without Utilities	\$1,510	\$2,029	\$2,317	\$2,597	\$2,871	\$3,088	\$3,302
120% OF MEDIAN								
	With Utilities	\$1,697	\$2,263	\$2,585	\$2,909	\$3,231	\$3,489	\$3,749
	Without Utilities	\$1,652	\$2,218	\$2,533	\$2,840	\$3,141	\$3,378	\$3,615
135% OF MEDIAN								
	With Utilities	\$1,909	\$2,545	\$2,908	\$3,273	\$3,635	\$3,925	\$4,218
	Without Utilities	\$1,864	\$2,500	\$2,856	\$3,204	\$3,545	\$3,814	\$4,084
140% OF MEDIAN								
	With Utilities	\$1,979	\$2,639	\$3,015	\$3,394	\$3,770	\$4,070	\$4,374
	Without Utilities	\$1,934	\$2,594	\$2,963	\$3,325	\$3,680	\$3,959	\$4,240
150% OF MEDIAN								
	With Utilities	\$2,121	\$2,828	\$3,231	\$3,636	\$4,039	\$4,361	\$4,686
	Without Utilities	\$2,076	\$2,783	\$3,179	\$3,567	\$3,949	\$4,250	\$4,552

Appendix H

APPENDIX TABLE H-1

Single Room Occupancy Hotels and number of residential units, Mission

Address	Residential Units
1941 MISSION ST	39
3562 20TH ST	22
37 WOODWARD ST	59
422 VALENCIA ST	80
3048 16TH ST	87
179 JULIAN AV	27
30 SYCAMORE ST	24
1906 MISSION ST	28
520 SOUTH VAN NESS	188
2135 MISSION ST	46
215 14TH ST	13
3032 16TH ST	18
405 VALENCIA ST	47
447 VALENCIA ST	42
3143 16TH ST	20
2791 16TH ST	86
3161 16TH ST	54
504 VALENCIA ST	63
528 VALENCIA ST	49
3444 18TH ST	14
2030 MISSION ST	13
2032 MISSION ST	18
2042 MISSION ST	12
2056 MISSION ST	20
2072 MISSION ST	16
2084 MISSION ST	50
2284 MISSION ST	10
2126 MISSION ST	40
2176 MISSION ST	43
559 VALENCIA ST	63
663 VALENCIA ST	40
2370 MISSION ST	12
1041 VALENCIA ST	12
2522 MISSION ST	9
2361 MISSION ST	64
3061 16TH ST	20
3491 20TH ST	41
2477 MISSION ST	15
868 VALENCIA ST	24
2438 MISSION ST	5

Address	Residential Units
3270 21ST ST	11
2697 MISSION ST	14
2766 MISSION ST	31
2901 MARIPOSA ST	46
1462 VALENCIA ST	7
3550 CESAR CHAVEZ	49
3414 25TH ST	20

APPENDIX TABLE H-2**Single Room Occupancy Hotels and number of residential units, Western SoMa**

Address	Residential Units
251 09TH ST	16
205 09TH ST	32
42 WASHBURN	24
1554 HOWARD ST	35

APPENDIX TABLE H-3**Single Room Occupancy Hotels and number of residential units, Central Waterfront**

Address	Residential Units
732 22ND ST	31
2342 03RD ST	18

APPENDIX TABLE H-4**Single Room Occupancy Hotels and number of residential units, East SoMa**

Address	Residential Units
1040 FOLSOM ST	38
172 06TH ST	10
170 06TH ST	25
152 06TH ST	15
136 06TH ST	12
106 06TH ST	100
102 06TH ST	14
226 06TH ST	11
1011 HOWARD ST	55
1095 MISSION ST	14
42 06TH ST	21
34 06TH	120
88 6TH ST	180
74 06TH ST	167
68 06TH ST	29
48 06TH ST	41

APPENDIX TABLE H-5

Single Room Occupancy Hotels and number of residential units, Central Waterfront

Address	Residential Units
1312 UTAH ST	16

Appendix I

APPENDIX TABLE I-1

Need Factor Rates per Original Eastern Neighborhoods Needs Assessment / Nexus Study and Citywide Levels-of-Service Analysis / Nexus Study

Improvement	Need Factor	Need - Unit	No of People	Need Factor per person	Reference
Community Facility					
Police (Equipment)	0.77	squad cars	1,000	0.00077	Original EN Needs Assessment
Public Health Centers	0.06	centers	1,000	0.00006	Original EN Needs Assessment
Recreation and Open Space					
Multi-Use Fields	2.25	fields	10,000	0.00023	Original EN Nexus Study
Tennis Courts	2	courts	10,000	0.0002	Original EN Nexus Study
Outdoor basketball court	2	courts	10,000	0.0002	Original EN Nexus Study
Walkway and bikeway trails	0.17	miles of Blue Greenway			Original EN Nexus Study
Open Space - new parks citywide	55	acres	147,201	0.00037	Citywide Nexus Study (2015)
Open Space - rehabilitation	511	acres	147,201	0.00347	Citywide Nexus Study (2015)
Childcare					
Childcare - for Toddlers Attributable to Residential Growth	393.12	spaces	51,866	0.00758	Citywide Nexus Study (2015)
Childcare for Pre-Schoolers Attributable to Residential Growth	1,551.00	spaces	51,866	0.0299	Citywide Nexus Study (2015)
Complete Streets / Transportation					
Transportation - Sidewalks	88	sf of sidewalk	1	88	Citywide Nexus Study (2015)
Transportation - Bike - Premium Bike Network	13	miles	1,211,217	0.00001	Citywide Nexus Study (2015)
Transportation - Bike - Intersection Improvements	13	intersections	1,211,217	0.00001	Citywide Nexus Study (2015)
Transportation - Bike - Bike Parking Spaces	5,333.00	spaces	1,211,217	0.0044	Citywide Nexus Study (2015)
Transportation - Bike - Bike Sharing	667	bike share stations	1,211,217	0.00055	Citywide Nexus Study (2015)
Transit					
Transit Utilization		no more than 85% crowding			Citywide Level-of-Service Analysis (2015)
Transit Travel Time		average of 33.6 minutes per transit trip			Citywide Level-of-Service Analysis (2015)
Transit Service Hours	1.3	revenue transit service hours	1,000 motorized trips generated by development		Transportation Sustainable Fee (TSF) Nexus Study

APPENDIX TABLE I-2

Need Created by EN Development (both Completes and Pipeline) per LOS Benchmarks of Citywide Level-of Service and Nexus Analysis

Plan Area	Number of Units (a)	No of People (2.3 / unit per Citywide Nexus Assumption)	Need - Open Space New (acres)	Need - Childcare Spots for Toddlers (spaces)	Need - Childcare Spots for Pre-Schoolers (spaces)	Childcare Total	Complete Streets (sidewalk sf)
factor (per new person)			0.00037	0.00758	0.0299		88
Mission Completes and Pipeline	2,359	5,473	2.02	41.48	163.64	205.12	481,613
Pipeline	1,855	4,304	1.59	32.62	128.68	161.30	378,717
Complete	504	1,169	0.43	8.86	34.96	43.82	102,897
Central Waterfront Completes and Pipeline	2,781	6,452	2.39	48.91	192.91	241.82	567,769
Pipeline	2,578	5,981	2.21	45.34	178.83	224.17	526,324
Complete	203	471	0.17	3.57	14.08	17.65	41,444
East SoMa Completes and Pipeline	1,932	4,482	1.66	33.98	134.02	167.99	394,437
Pipeline	1,381	3,204	1.19	24.29	95.80	120.08	281,945
Complete	551	1,278	0.47	9.69	38.22	47.91	112,492
Western SoMa Completes and Pipeline	1,378	3,197	1.18	24.23	95.59	119.82	281,332
Pipeline	1,313	3,046	1.13	23.09	91.08	114.17	268,062
Complete	65	151	0.06	1.14	4.51	5.65	13,270
Showplace/Potrero Completes and Pipeline	4,578	10,621	3.93	80.51	317.57	398.07	934,644
Pipeline	4,526	10,500	3.89	79.59	313.96	393.55	924,028
Complete	52	121	0.04	0.91	3.61	4.52	10,616
EN Completes and Pipeline	13,028	30,225	11.18	229.11	903.73	1,132.83	2,659,796
EN Pipeline	11,653	27,035	10.00	204.92	808.35	1,013.27	2,379,076
Complete	1,375	3,190	1.18	24.18	95.38	119.56	280,720

This table takes the Levels of Service (LOS) rates for new open space, and child care, as provided in the Citywide Levels of Service Analysis (2015), and the Citywide Nexus Study (2015) and applies them to the the number of units complete and within the application pipeline for each of the Eastern Neighborhoods Plan Areas. The result is the amount of improvement that would be needed to meet the target levels of service based on agency directives (Citywide Levels of Service Analysis, p. 1).

(a) This number is inclusive of all known projects (complete and in the pipeline) whether or not the project was specifically enabled by EN legislation and covered by the EN EIR (i.e. projects such as Hope SF and Pier 70 are included in these numbers).

APPENDIX TABLE I-3**Comparison of Need Created (per Citywide Nexus) and Need Addressed (Public Improvements Complete or to be Complete)**

Completes (2011–2015)					
Number of Units	No of People (Citywide Nexus Assumption)	Need - Open Space New (acres)	Need - Child Care Slots (both Toddler and Pre-School)	Transit	Complete Streets
NEED CREATED					
1,375	3,190	1.18 acres	120		
NEED ADDRESSED					
		2 acres of new parks completed or soon to be completed (.84 acres Daggett Park and 1.2 acres Brannan Street Wharf)	62 slots created (Potrero Kids Child Care)	Transit improvements implemented so far include service increases on the 14-Mission, 49-Mission, 22-Fillmore (16th Street), 9/9R-San Bruno (11th Street and Potrero Ave), 10 Townsend (Soma, Potrero Hill), new 55 (16th Street) bus line.	Streetscape projects completed to date include: Cesar Chavez Streetscape Project, Folsom Street (Mission) Road Diet, Bryant Street (Mission), Soma Alleys (roughly 12 blocks), Bartlett Street. Bike improvements completed to date include the following streets: Howard/Folsom, 7th/8th, 13th, and Cesar Chavez East.

Pipeline (assumed complete within six years)					
Number of Units	No of People (Citywide Nexus Assumption)	Need - Open Space New (acres)	Need - Child Care Slots (both Toddler and Pre-School)	Transit	Complete Streets
NEED CREATED					
11,653 (a)	27,035	10.00	1,013		
NEED ADDRESSED					
		The following new open spaces are expected to be complete within the next six years: 17th and Folsom Park (2017), Crane Cove Park Phase I (2017), Dogpatch Art Plaza (2018), Eagle Plaza, the Loop (17th Street and 101), new park in Soma.	\$4.2M is expected to be raised through impact fees in the EN for childcare (roughly enough for 160 slots per Citywide Nexus (p. 22)).	Transit improvements in the next six years are expected to include: 16th Street Transit Improvement / 22-Fillmore, T-Third service increases, T-Third Loop, CalTrain electrification, streetscape improvements (including transit improvements) on Folsom and Howard, new 11-Downtown Connector (Folsom, Harrison), increase frequencies on the 48 Quintara (24th Street-Mission, Potrero Hill), new 58-24th Street bus line (24th Street Mission, Potrero, Dogpatch). In addition, new routes through Potrero Hill and Central Waterfront are also being explored by MTA.	Streetscape projects expected to be completed within the next six years include: 16th Street, 2nd Street, 4th / I-80 ped improvements, 6th Street, 7th / 8th Streets, 22nd Street (Central Waterfront), other Central Waterfront street segments TBD. Bike improvements expected to be completed in the six years could include 5th Street, 11th Street, Indiana Street, Shotwell Street, 22nd Street (Mission).

(a) This includes all development within EN boundaries including those subject to their own EIRs and infrastructure implementation plans (i.e. Pier 70, Hope SF)

List of public improvements here do not include improvements that will be provided as part of Pier 70, Hope SF, and Central Soma Plans, as these Plans have not yet been completed and phasing of public improvements associated with them have not been established.

Appendix J

APPENDIX TABLE J-1

Eastern Neighborhoods List of Capital Projects

Plan Area	"ENMR Category"	"IPIC Category"	"Capital Plan Sub-Category"	Project Title	Scope	Status
Central Waterfront	Major	Complete Streets	Green Connections	22nd Street (Pennsylvania to Illinois)	Streetscaping, including but not limited street trees, landscaping, and pedestrian lighting.	Planned: fully funded, final design underway.
Central Waterfront	Community Based Project	Complete Streets	Green Connections	CalTrain bridge lighting	Lighting of CalTrain bridges with artistic lighting.	Planned - fully funded.
Central Waterfront		Complete Streets	Green Connections	Blue Greenway (24th to Cove)		Planned
Central Waterfront		Complete Streets	Green Connections	Blue Greenway (Illinois)		Planned
Central Waterfront	Community Based Project	Open Space		Angel Alley Improvements (CCG Recipient)	Creation of a community gather space at Tennessee and 22nd Street	Complete
Central Waterfront	Community Based Project	Open Space		Tunnel Top Park (CCG Recipient)	Creation of a mini-park at 25th and Pennsylvania Streets.	Phase I Complete; Phase II to begin summer 2016
Central Waterfront		Open Space	Open Space New	New Park(s) Central Waterfront	Placeholder for one or more new parks, open space, or recreational facility for the Central Waterfront.	Planning underway. Not fully funded. Plan expected to be completed by summer 2016.
Central Waterfront		Open Space	Open Space New	Dogpatch Art Plaza	Located at the dead-end portion of 19th Street, the plaza envisions a pedestrian space of 8,000 sf designed to accommodate special events and rotating art exhibits, bulb-outs, café and other movable seating and bleacher seating.	Planned and underway: to be under construction soon.
Central Waterfront		Open Space	Open Space Rehab	Rehab: Central Waterfront	Though not yet scoped out, funds have been set aside to establish new parks and/or improve Esprit Park.	Planning underway. Not fully funded.
Central Waterfront		Open Space	Open Space Rehab	Warm Water Cove Park	Improvement to and expansion of Warm Water Cover Park.	Planning underway as part of the Dogpatch Public Realm Plan
Central Waterfront and Showplace Square / Potrero	Community Based Project	Complete Streets		Dogpatch and Potrero Sidewalk Landscaping (CCG Recipient)	Installation of sidewalk landscaping in the Dogpatch and Potrero Hill neighborhoods.	Complete
Central Waterfront and Showplace Square / Potrero		Complete Streets	Green Connections	22nd Street Steps (Missouri to Texas)	Stairs and open space landscaping, along 22nd Street alignment between Texas and Missouri.	Planned: fully funded; to be constructed by adjacent Project Sponsor.
Central Waterfront and Showplace Square / Potrero		Complete Streets	Green Connections	22nd Street (Pennsylvania to Texas)	One block of landscaping between Pennsylvania (where the Green Connections project will end) and the 22nd Street stair.	Conceptual - not currently funded.
East Soma		Complete Streets	Streetscape Projects	6th Street Streetscape	Pedestrian safety improvements on 6th Street from Market to Howard Streets. Project could sidewalk widening on both sides of 6th Street, vehicle travel lane reduction, "flex" zone and textured median with raised refuges, pedestrian scale lighting, new street furnishings and tree grates as well as signal retiming.	Planned and underway: community engagement currently underway.
East Soma		Complete Streets	Vision Zero	6th and Minna (traffic signal)	6th and Minna (traffic signal)	Complete

Plan Area	"ENMR Category"	"IPIC Category"	"Capital Plan Sub-Category"	Project Title	Scope	Status
East Soma		Complete Streets	Vision Zero	King St (Bike lanes between 2nd/3rd)	King St (Bike lanes between 2nd/3rd)	Planned - not complete.
East Soma		Complete Streets	Streetscape Projects	SoMa Alleyways Phase II	Alley improvements that include raised crosswalks, stamped asphalt, traffic calming, chicanes, street trees, among other features. Minna and Natoma Streets, from 6th Street to Mary Street; Tehama, Clementina, Shipley, and Clara streets, from 6th Street to 5th Street	Complete
East Soma	Major	Open Space	Open Space Rehab	South Park Rehabilitation	Park features are proposed to include a variety of different programmatic spaces, including a children's play area, a large open meadow, plazas of varying scales, and a variety of areas designed for sitting and/or picnicking to increase park capacity.	Planned and underway: under construction.
East Soma		Complete Streets	Vision Zero	5th Street (green backed sharrows)	Green back sharrows from Market to Townsend on 5th St.	Complete
East Soma		Complete Streets	Streetscape Projects	2nd Street Streetscape	Includes sidewalk widening, curbside bikeways with floating parking and bus boarding islands, vehicle lane reduction and traffic signal modifications	Planned and underway: fully funded; construction expected fall 2016.
East Soma (adjacent)		Open Space	Open Space New	Brannan Street Warf		Complete
East Soma and Western Soma	Major	Complete Streets	Streetscape Projects	7th Street Streetscape	Includes streetscape improvements on Seventh Street between Market and Harrison Streets. Elements include: Reducing the amount of traffic lanes from four to three; the addition of a buffer separated bike lane or "cycle track"; corner bulbs and bus bulbs at intersections reducing pedestrian crossing distances and improving muni service; additional signals at selected midblock intersections or alleyways; sidewalk widening and landscaping; and, raised crosswalks at all alleyways.	Planned: (update coming soon)
East Soma and Western Soma	Major	Complete Streets	Major Projects	Folsom Streetscape	Includes streetscape improvements on Folsom Street between Fifth Street and 11th Street. Improvements include: the addition of an improved separated bi-directional bike lane "cycle track" with a buffer using either parking or raised traffic islands; corner bulbs and bus bulbs at intersections reducing pedestrian crossing distances and improving muni service; additional signals at midblock locations or alleyways; and, raised crosswalks at alleyways.	Planned - Partially Funded, EIR to be complete by winter 2016-17. Community engagement and design planned for 2017, approvals 2018, construction 2019 or after.
East Soma and Western Soma	Major	Complete Streets	Major Projects	Howard Streetscape	Streetscape improvements on Folsom Street between Fifth Street and 11th Street and start construction. Improvements include: The current four lane one way street will be converted to one eastbound and two westbound traffic lanes and a planted median; the existing Howard Street bike lane will be removed and a two-way "cycle track" will be built on Folsom Street; corner bulbs and bus bulbs at intersections - reducing pedestrian crossing distances and improving muni service; additional signals at midblock locations or alleyways; and, raised crosswalks at alleyways.	Planned - Partially Funded, EIR to be complete by winter 2016-17. Community engagement and design planned for 2017, approvals 2018, construction 2019 or after.

Plan Area	"ENMR Category"	"IPIC Category"	"Capital Plan Sub-Category"	Project Title	Scope	Status
East Soma and Western Soma		Complete Streets	Streetscape Projects	SoMa Alleyways (Minna, Shipley, Clara, Natoma, Clementina)	Alley improvements that include raised crosswalks, stamped asphalt, traffic calming, chicanes, street trees, among other features.	Complete
East Soma and Western Soma		Complete Streets	Streetscape Projects	7th and 8th Street Restriping	Remove one travel lane on 7th Street between Harrison and Market Streets and study the operation of the new lane configuration. The lane reduction will help inform the environmental review for the preferred design of the ENTRIPS 7th Street Streetscape.	Complete
East Soma and Western Soma		Open Space	Open Space New	New Park(s) Soma	Placeholder for one or more new parks, open space, or recreational facility for the South of Market.	Planned and underway, Rec and Park actively seeking acquisition; not fully funded.
East Soma and Western Soma		Open Space	Open Space Rehab	Gene Friend/SOMA Recreation Center Reconstruction	Plans for the rehabilitation of Gene Friend currently include demolishing the existing structure and rebuilding a larger, more flexible and attractive facility.	Planned and underway: completed initial phase of community engagement; currently in planning phase.
Mission		Complete Streets	Streetscape Projects	Bartlett Street / Mission Mercado	Streetscape improvements to make the street segment double as a plaza. Interventions include widened sidewalks, raised shared surface, new street trees and landscaping, and pergola structures.	Planned and underway: under construction.
Mission		Complete Streets	Streetscape Projects	Potrero Ave.	Repaving and utility upgrades from Alameda to 25th Street. Bus bulbs, ped and bike improvements throughout. Focused streetscaping between 21st and 25th including median, widened sidewalks and pedestrian lighting.	Planned and underway: currently under construction.
Mission		Complete Streets	Streetscape Projects	Mission District Traffic Calming	In Mission Streetscape Plan (Hampshire, Shotwell, 20, 26)	Conceptual - not currently funded.
Mission		Complete Streets	Vision Zero	16th and Capp (traffic signal)	16th and Capp (traffic signal)	Complete
Mission	Major	Open Space	Open Space Rehab	Mission Rec Center	The project is currently being scoped with the goal of completely rebuilding the enclosed Recreation Center.	Planned: seed funding provided through IPIC; planning to begin mid 2016.
Mission	Major	Open Space	Open Space New	17th and Folsom Street Park	A new park at 17th and Folsom that will include a children's play ara, demonstration garden, outdoor amphitheater and seating, among other amenities.	Planned and underway: under construction.
Mission	Community Based Project	Open Space	Open Space Rehab	Franklin Square	The smaller near-term project is to install a exercise course at the park.	Planned: athletic course project fully funded; beginning design with construction 2016.
Mission	Community Based Project	Open Space	Open Space Rehab	Jose Coronado Playground	The project could include playing field resurfacing and new fencing.	Planned: - additional scoping exected.
Mission	Community Based Project	Open Space	Open Space Rehab	Juri Commons (Playground)	This smaller near-term project looks to reconstruct the playground at this small park.	Planned, fully funded.
Mission	Community Based Project	Open Space		Fallen Bridge Park (CCG Recipient)	Further improvement of Fallen Bridge Park, a community-created park, located at the based of the I-101 pedestrian bridge on its west side.	Complete

Plan Area	"ENMR Category"	"IPIC Category"	"Capital Plan Sub-Category"	Project Title	Scope	Status
Mission		Open Space	Open Space Rehab	Garfield Square Aquatics Center	This project includes enhancing the facility to a higher capacity Aquatics Center, which, besides refurbishing the pool, would also include adding additional amenities such as a multi-purpose room and a slide.	Planned and underway: currently completing community engagement for final design.
Mission	Major	Transit	Major Projects	Mission Street (Muni Forward) - Mission		Planned and underway. Frequency increase in 2015. Construction scheduled for 2016.
Mission and Showplace Square / Potrero	Major	Transit	Major Projects	16th Street Multimodal Corridor Project		Planned and underway: fully funded, phased implementation to begin soon; hard construction to begin 2018.
Mission and Showplace Square / Potrero		Complete Streets	Streetscape Projects	Cesar Chavez (Hairball short term improvements)		Conceptual - not currently funded.
Mission and Western Soma		Complete Streets	Vision Zero	11th/13th/Bryant (bicycle intersection improvements)	11th/13th/Bryant (bicycle intersection improvements)	Planned.
Showplace Square / Potrero	Community Based Projects	Complete Streets		Hope SF Potrero Street Safety improvements	[need to check]	Planned and underway.
Showplace Square / Potrero		Complete Streets	Green Connections	22nd Street Steps (Arkansas to Missouri)	Stairs along the north side of Potrero Recreation center along the 22nd Street right-of-way and alignment.	Conceptual - not currently funded.
Showplace Square / Potrero		Complete Streets	Green Connections	17th Street (phased with Loop OS)	Streetscape improvements to activate the portion of 17th Street that crosses under the 101.	Planned; funding being sought.
Showplace Square / Potrero		Complete Streets	Green Connections	17th Street Green Street	Green connection streetscape interventions along 17th Street within Showplace Square.	Conceptual - not currently funded.
Showplace Square / Potrero		Complete Streets	Green Connections	Wisconsin @ Jackson Playground	Green connection streetscape interventions Wisconsin Street between Jackson Playground and 16th Street.	Conceptual - not currently funded.
Showplace Square / Potrero		Complete Streets	Streetscape Projects	Cesar Chavez (East)		Conceptual - not currently funded.
Showplace Square / Potrero	Major	Open Space	Open Space Rehab	Jackson Playground	Scope for the rehabilitation of Jackson Playground is currently being developed between Rec and Park, Friends of Jackson Playground, Live Oak School and other interested parties.	Planned: Planning underway. Funding actively being sought.
Showplace Square / Potrero	Major	Open Space	Open Space New	Daggett Park	A new park on the former Daggett right-of-way.	Near Complete.
Showplace Square / Potrero	Community Based Project	Open Space		Connecticut Friendship Garden Outdoor Classroom (CCG Recipient)	Creation of a community outdoor classroom at the Connecticut Street Friendship Garden immediately adjacent to Potrero Recreation Center.	Planned and underway.
Showplace Square / Potrero		Open Space	Open Space New	The Loop	A series of open space and streetscape interventions at the intersections of 17th Street and Highway 101 that would activate and enliven the underutilized space along and under the freeway.	Conceptual; actively seeking funding.
Showplace Square / Potrero		Open Space	Open Space New	Irwin Plaza	Plaza improvements at the intersection of 16th Street and Irwin.	Conceptual - not currently funded.

Plan Area	"ENMR Category"	"IPIC Category"	"Capital Plan Sub-Category"	Project Title	Scope	Status
Showplace Square / Potrero	Major	Transit	Transit	New bus routing in Showplace/ Potrero and Central Waterfront.		Community consultation underway.
Western Soma	Major	Complete Streets	Streetscape Projects	8th Street Streetscape	Streetscape improvements on Eighth Street between Market and Harrison Streets. Elements include: The addition of an improved buffer separated bike lane "cycle track" using either parking or raised traffic islands; corner bulbs and bus bulbs at intersections reducing pedestrian crossing distances and improving muni service; additional signals at midblock intersections or alleyways; sidewalk widening and landscaping; and, raised crosswalks at alleyways.	Planned: (update coming soon)
Western Soma		Complete Streets	Streetscape Projects	Ringold Alley	Streetscape improvements that include enhanced lighting, landscaping, paving, furnishings, and undergrounding utility lines.	Planned and underway. Construction to begin soon.
Western Soma		Complete Streets	Streetscape Projects	Western SOMA Gateway Treatments at highway off-ramps		Conceptual - not currently funded.
Western Soma		Open Space	Open Space New	12th Street Greening (Eagle Plaza adjacent)	Possible improvements between Folsom and Betrice that would include a "living streets" treatment that would include widened sidewalks, landscaping and some programmed uses.	Conceptual - not yet officially proposed
Western Soma		Open Space	Open Space New	12th Street Greening (Eagle Plaza)	Eagle Plaza envisions are share surface treatment between Betrice and Harrison, with a single south bound travel lanes, plaza plantings, seating, lighting and other amenities to allow the space to be used for both active and passive recreational use and for events.	Planned and underway through in-kind.
Western Soma and Showplace Square / Potrero		Complete Streets	Streetscape Projects	7th Street from Townsend to 16th Street	Conceptual placeholder for extending streetscaping and complete streets treatment for southern portion of 7th Street.	Conceptual - not currently funded. Awaiting RAB.
Throughout		Complete Streets	Green Connections	GC Segments: Basic Signage and Wayfinding	General low-level low-cost interventions for all portions of identified "Green Connections" within Eastern Neighborhoods.	General placeholder
Throughout		Complete Streets	Streetscape Projects	Infill Street Tree Planting		General placeholder
Throughout		Complete Streets	Streetscape Projects	EN Streetscape Improvements through 2025		general placeholder
Throughout		Complete Streets	Vision Zero	Walk First Long-Term, Comprehensive Improvements	All WalkFirst Phase 2 improvements in Eastern Neighborhoods.	Conceptual - not currently funded.
Throughout	Community Based Project	Open Space	Open Space - Other	Community Challenge Grant Projects		Ongoing. Third funding cycle recently opened.

Appendix K

APPENDIX TABLE K-1

Provisions in the Planning Code to Encourage Adaptive Reuse of Historic Properties in Commercial Districts

Planning Code Section	Zoning District	Historic Status (A10, A10D, A11, NR or CR)	Proposed Use	Approval Authority (ZA or Planning Commission)
803.9(a)	SoMa Mixed Use Districts	A10, A10D or A11	Principal Uses in SSO District <25,000 sf	ZA
803.9(a)	SoMa Mixed Use Districts	A10, A10D or A11	Principal Uses in SSO District >25,000 sf	Planning Commission
803.9(b)(1)	SPD, MUG, MUO, and MUR	A10, A10D or CR	All Uses	ZA
803.9(b)(2)	RED and RED-MX	A10, A10D, A11 and Extended Preservation District, NR (Individual Only) or CR (Individual Only)	Office or Retail Use	ZA
803.9(b)(3)	WMUG	A10, A10D, A11 and Extended Preservation District, NR (Individual Only) or CR (Individual Only)	Office Use	ZA
803.9(b)(c)	UMU	A10, A10D or CR	All Uses	ZA

Appendix L

APPENDIX TABLE L-1

List of Neighborhood Serving Business Codes

NAICS	Label
311811	Retail Bakeries
445110	Supermarkets and Other Grocery (except Convenience) Stores
445120	Convenience Stores
445210	Meat Markets
445220	Fish and Seafood Markets
445230	Fruit and Vegetable Markets
445291	Baked Goods Stores
445299	All Other Specialty Food Stores
445310	Beer, Wine, and Liquor Stores
446110	Pharmacies and Drug Stores
446120	Cosmetics, Beauty Supplies, and Perfume Stores
446191	Food (Health) Supplement Stores
447110	Gasoline Stations with Convenience Stores
447190	Other Gasoline Stations
448110	Men's Clothing Stores
448120	Women's Clothing Stores
448130	Children's and Infants' Clothing Stores
448140	Family Clothing Stores
448150	Clothing Accessories Stores
448190	Other Clothing Stores
448210	Shoe Stores
451110	Sporting Goods Stores
451120	Hobby, Toy, and Game Stores
451130	Sewing, Needlework, and Piece Goods Stores
451211	Book Stores
451212	News Dealers and Newsstands
451220	Prerecorded Tape, Compact Disc, and Record Stores
452112	Discount Department Stores
452990	All Other General Merchandise Stores
453110	Florists
453210	Office Supplies and Stationery Stores
453310	Used Merchandise Stores
453910	Pet and Pet Supplies Stores
519120	Libraries and Archives
522110	Commercial Banking
522120	Savings Institutions
532230	Video Tape and Disc Rental
611110	Elementary and Secondary Schools

NAICS	Label
611210	Junior Colleges
624410	Child Day Care Services
713940	Fitness and Recreational Sports Centers
722110	Full-Service Restaurants
722211	Limited-Service Restaurants
722212	Cafeterias, Grill Buffets, and Buffets
722213	Snack and Nonalcoholic Beverage Bars
722410	Drinking Places (Alcoholic Beverages)
811111	General Automotive Repair
811112	Automotive Exhaust System Repair
811113	Automotive Transmission Repair
811118	Other Automotive Mechanical and Electrical Repair and Maintenance
811192	Car Washes
811430	Footwear and Leather Goods Repair
811490	Other Personal and Household Goods Repair and Maintenance
812111	Barber Shops
812112	Beauty Salons
812113	Nail Salons
812310	Coin-Operated Laundries and Drycleaners
812320	Drycleaning and Laundry Services (except Coin-Operated)
812910	Pet Care (except Veterinary) Services
812922	One-Hour Photofinishing
813110	Religious Organizations
813410	Civic and Social Organizations

Appendix M

Implementation Matrix

Section 10E.2(b)(4) of San Francisco's Administrative Code requires that Planning Department staff maintain and report on an "Implementation Matrix" for the Eastern Neighborhoods Area Plans, reviewing progress towards a series of implementation measures. The matrix needs to evaluate the actions of responsible agencies towards meeting various policy action items. Section 5 of the individual Plan Area Monitoring Reports discuss the community benefits program and progress made towards several items on the Implementation Matrix. However, for organizational purposes, Planning Department staff has maintained and will present the matrix itself separately from these Monitoring Reports, though it can be found along with the Reports in the Eastern Neighborhoods website at <http://sf-planning.org/eastern-neighborhoods>.

It is incorporated herein by reference.



Mayor

Edwin M. Lee

Board of Supervisors

London Breed, *President*

Eric Mar

Mark Farrell

Aaron Peskin

Katy Tang

Jane Kim

Norman Yee

Scott Wiener

David Campos

Malia Cohen

John Avalos

Planning Commission

Rodney Fong, *President*

Dennis Richards, *Vice President*

Michael Antonini

Rich Hillis

Christine D. Johnson

Kathrin Moore

Cindy Wu

San Francisco Planning

John Rahaim, *Director of Planning*

Gil Kelley, *Director of Citywide Planning*

Teresa Ojeda, *Manager, Information & Analysis Group*

Pedro Peterson, *Project Manager/Planner*

Paula Chiu, *Planner*

Audrey Harris, *Planner*

Adrienne Hyder, *Graphic Design/Cartography*

Paolo Ikezoe, *Planner*

Mathew Snyder, *Planner*

Michael Webster, *Cartography*

Citizens Advisory Committee of the Eastern Neighborhoods Plan

Current Members:

Chris Block, Walker Bass, Chirag Bhakta, Joe Boss,

Don Bragg, Marcia Contreras, John Elberling,

Keith Goldstein, Oscar Grande, Bruce Kin Huie,

Henry Karnilowitz, Toby Levy, Robert Lopez,

Fernando Martí, Dan Murphy, Kristian Ongoco,

Abbie Wertheim

Previous Members:

Alisa Shen, Arthur Reis, Maureen Sedonaen, Kate Sofis,

Cyndy Comerford, Julie Leadbetter

The Planning Department would also like to acknowledge the efforts of community organizations and the thousands of community members who have worked with us over the years to develop the Eastern Neighborhoods Community Plans.

For Information on the Eastern Neighborhoods Area Plans, visit:

<http://easternneighborhoods.sfplanning.org>