

## PIPELINE DATA DICTIONARY

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