

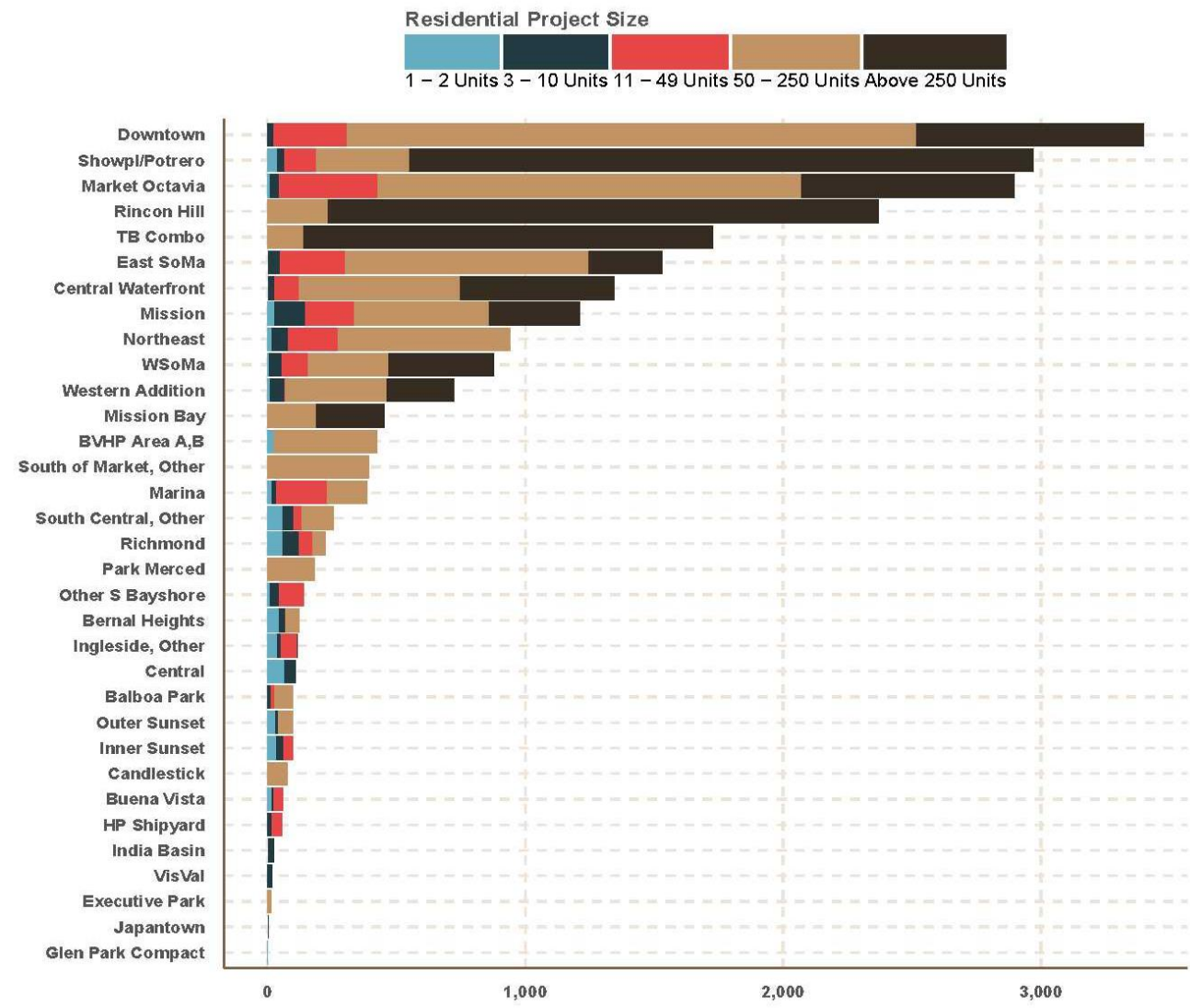
New Plans for New Areas

Supervisor Katy Tang

Table 2. Residential and Commercial Pipeline, by Neighborhood

Neighborhood	Projects	Percent	Net Units	Percent	Avg Units / Project	Net Comm'l Sq. Ft.	Residential Rank	Commercial Rank
Balboa Park	5	1%	100	0%	20	9,180	25	18
Bernal Heights	44	5%	120	0%	3	165,930	22	12
Buena Vista	21	2%	60	0%	3	-150	28	25
BVHP Area A,B	35	4%	420	1%	13	418,000	18	10
Candlestick	3	0%	10,310	20%	3,438	4,110,000	1	2
Central	78	8%	110	0%	1	5,320	24	21
Central Waterfront	19	2%	1,350	3%	71	-333,690	11	33
Downtown	44	5%	3,400	7%	85	1,684,280	5	5
East SoMa	36	4%	1,530	3%	42	621,070	10	8
Executive Park	1	0%	10	0%	12	0	32	22
Glen Park Compact	1	0%	0	0%	1	0	34	22
HP Shipyard	5	1%	50	0%	11	0	29	22
India Basin	4	0%	20	0%	6	-8,620	30	27
Ingleside, Other	41	4%	120	0%	3	25,350	23	14
Inner Sunset	42	4%	100	0%	2	6,520	26	19
Japantown	3	0%	0	0%	1	13,400	33	17
Marina	33	3%	390	1%	12	-8,950	19	28
Market Octavia	50	5%	2,900	6%	58	-419,880	6	34
Mission	79	8%	1,210	2%	15	-62,370	12	30
Mission Bay	5	1%	450	1%	113	2,445,500	17	3
Northeast	49	5%	940	2%	19	-233,750	14	32
Other S Bayshore	21	2%	140	0%	7	5,840	21	20
Outer Sunset	33	3%	100	0%	3	20,000	26	15
Park Merced	2	0%	5,860	12%	2,930	478,380	3	9
Richmond	84	9%	230	0%	3	18,090	20	16
Rincon Hill	8	1%	2,370	5%	296	-94,530	7	31
Showpl/Potrero	56	6%	4,070	8%	74	1,088,900	4	6
South Central, Other	70	7%	1,170	2%	17	93,130	13	13
South of Market, Other	4	0%	1,890	4%	631	2,043,630	8	4
TB Combo	10	1%	1,730	3%	173	5,275,150	9	1
Treasure Island	1	0%	7,800	15%	7,800	381,000	2	11
VisVal	4	0%	20	0%	5	-1,250	31	26
Western Addition	36	4%	720	1%	20	-50,730	16	29
WSoMa	31	3%	880	2%	30	1,039,480	15	7
Grand Total	958	100%	50,570	100%	15,917	18,559,270		

Figure 1. Residential Pipeline Size Distribution, by Neighborhood



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

District 4 Pipeline (Planning Department Pipeline Report Q3)

BLKLOT	StandardizedAddress	BESTSTAT	YEAR	UNITS	UNITSNET
2515001	2800 Sloat Boulevard	BP Filed	2014	56	56
1732037	1236 19th Av	BP Filed	2014	3	1
2362019	2332 Taraval S	BP Filed	2014	3	0
1801040	1322 47th Ave	BP ISSUED	2014	2	1
1729012	1259 21st Avenue	BP APPROVED	2014	2	1
1806019A	1474 48th Ave	PL Filed	2014	2	3
1775044	1320 21st Avenue	CONSTRUCTION	2014	2	1
1731015	1271 19th Ave	PL Filed	2014	2	2
2406037	2451 19th Avenue	CONSTRUCTION	2014	1	2
2393040	2255 Taraval St	PL Filed	2013	7	7
2392037	2337 Taraval Street	BP Filed	2013	2	1
1805006	1433 48th Ave	BP Filed	2013	2	1
1710006	1235 40th Ave	BP ISSUED	2013	1	1
1732043	1759 Lincoln Way	PL Approved	2013	0	0
2394046	2115 Taraval Street	BP ISSUED	2012	2	1
2349036	2322 21st Avenue	BP ISSUED	2011	2	1
1706045	4335 Lincoln Way	PL Filed	2011	2	1
2094005	3223 Ortega Street	CONSTRUCTION	2011	0	1
1805037A	1434 La Playa St	BP REINSTATED	2010	2	1
2372024A	3350 Taraval St	BP Filed	2010	1	1
2374019	3534 Taraval Street	BP APPROVED	2009	3	1
2086007A	1966 Great Hwy	BP Filed	2009	2	2
1865009	1559 19th Avenue	BP ISSUED	2008	2	2
2330005E	2243 19th Avenue	BP ISSUED	2008	1	1
2014 Quarter 3	Units Built 2008-2014 (Q	Units Entitled 2008-2014 (Q3)			
Total Units	331	89			
Above Moderate (> 120% AMI)	319	89			
Moderate Income (80% - 120% AN	2	0			
Low Income (< 80% AMI)	10	0			

19th Ave @ Lawton (2001)



19th Ave @ Lawton (alternative views)



Taraval St @ 28th Ave (2008)



Sloat @ Great Highway (1997)



In Progress...

2800 Sloat @ 47th Ave

(Current conditions)



2800 Sloat

Proposed Development

(30+ residential units)

Construction beginning Jan/Feb 2015



District 4 Opportunity Sites

Taraval and 32nd Avenue

Zoning: Taraval Street NCD / Height and Bulk: 50-X



District 4 Opportunity Sites

Judah and 46th Avenue

Zoning: NC-1 / Height and Bulk: 40-X



District 4 Opportunity Sites

Noriega and 30th Avenue

Zoning: Noriega Street NCD / Height and Bulk: 40-X



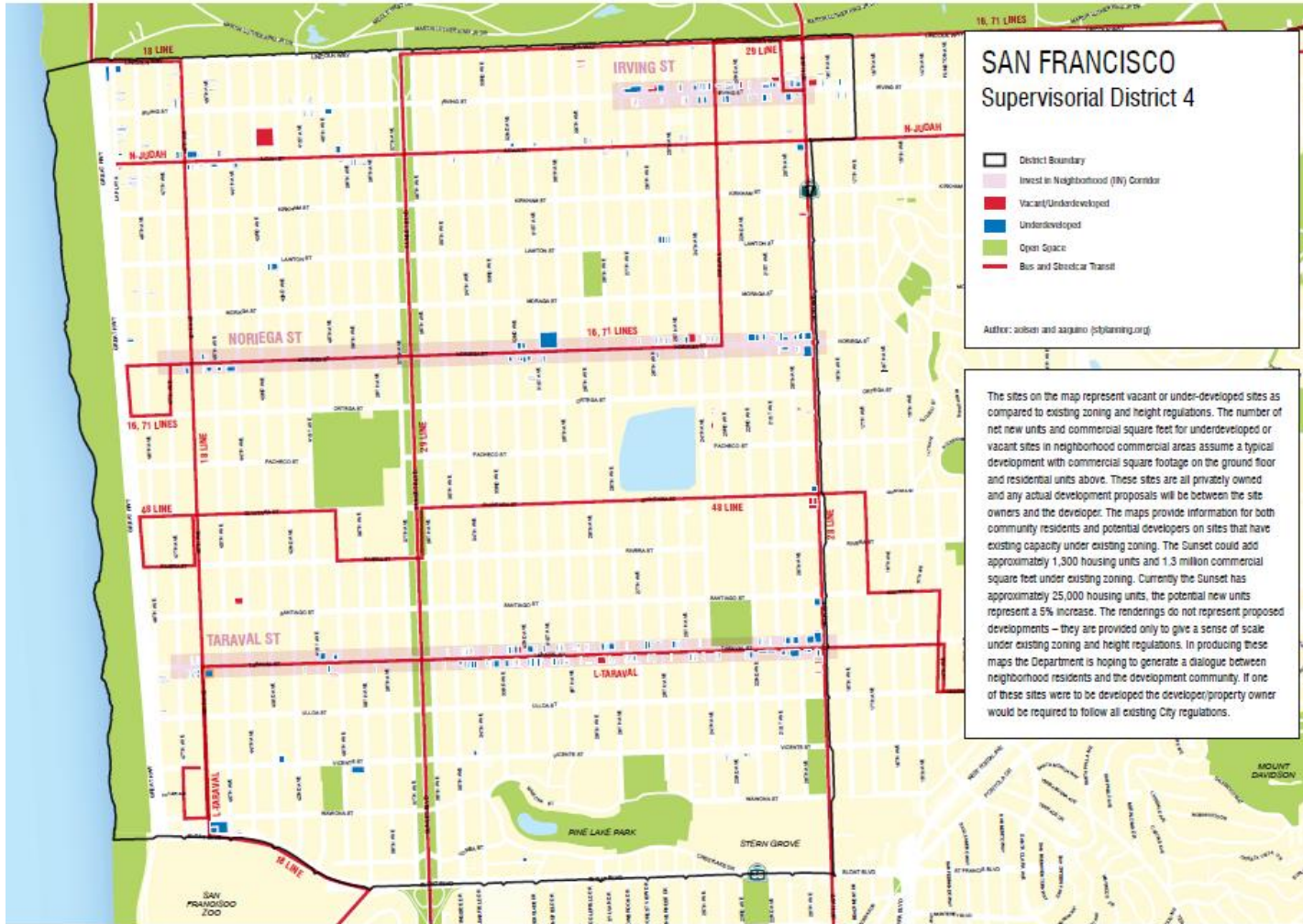
District 4 Opportunity Sites

Irving and 19th Avenue (1928)

Zoning: Irving Street NCD / Height and Bulk: 105-A



OPPORTUNITY SITES



SAN FRANCISCO Supervisory District 4

- District Boundary
- Invest in Neighborhood (IN) Corridor
- Vacant/Underdeveloped
- Underdeveloped
- Open Space
- Bus and Streetcar Transit

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The sites on the map represent vacant or under-developed sites as compared to existing zoning and height regulations. The number of net new units and commercial square feet for underdeveloped or vacant sites in neighborhood commercial areas assume a typical development with commercial square footage on the ground floor and residential units above. These sites are all privately owned and any actual development proposals will be between the site owners and the developer. The maps provide information for both community residents and potential developers on sites that have existing capacity under existing zoning. The Sunset could add approximately 1,300 housing units and 1.3 million commercial square feet under existing zoning. Currently the Sunset has approximately 25,000 housing units, the potential new units represent a 5% increase. The renderings do not represent proposed developments – they are provided only to give a sense of scale under existing zoning and height regulations. In producing these maps the Department is hoping to generate a dialogue between neighborhood residents and the development community. If one of these sites were to be developed the developer/property owner would be required to follow all existing City regulations.

EXAMPLES OF POTENTIAL PROJECTS

