

South of Market Study

November 2005



Senior Action Network

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Introduction

South of Market is currently experiencing a dramatic boom of development, most of it residential projects. Nowhere in the city is the pace or scale of new development the same as it is in SoMa. The Planning Department's 2001-2004 Housing Inventory shows that nearly 3,000 residential units were built in South of Market. The significance of this intense change is also magnified because this "south of the slot" district of the city has historically been an industrial mixed use area, thus the streets, the buildings, the amenities and the types of activities are not necessarily suited for the area to easily be converted rapidly into a residential "neighborhood."

Senior Action Network advocates for the needs of seniors throughout the city, and many of our members live, work and shop in the central city, particularly south of market. As SoMa rapidly develops, we want to get a complete picture of impending changes so we can respond appropriately on behalf of the senior population. So, we asked Asian Neighborhood Design to prepare a brief report which provides a snapshot of current conditions in South of Market. One of the challenges for community members in comprehending the changing landscape around them is the difficulty of accessing data and, moreover, the rather user un-friendly format of data. The series of maps and short annotations here are intended to demystify some of this confusing information and in so doing provide material to assist the discussion around basic questions, such as: what type of new development is happening in SoMa and where is it?; what is the status of "planning" for SoMa?; where is the affordable housing currently and where might be opportunities to expand affordable housing?; what is the existing street network and how might it be changed to accommodate major residential growth in SoMa?; what kinds of public benefits will be derived from this new development?

As the current development cycle continues and ambitious visions for planned areas like Rincon Hill, Transbay and Mid Market come to fruition and dozens of other "infill" projects continue to dot the neighborhood, the South of Market landscape will take on a new look in the years to come. This snapshot of SoMa today should help community members better understand this impending change and participate in shaping the outcomes.

Executive Summary

Key findings of this study are:

- Development is occurring in SoMa at a magnitude and pace far greater than elsewhere in San Francisco.
- Large-scale development is common in SoMa (corroborated by the city’s recently published Housing Inventory).
- Multiple planning and redevelopment areas are established or being established throughout SoMa—it is a divided landscape. Are the outcomes well coordinated?
- High traffic volumes on SoMa streets are in similar locations as concentrations of resident seniors and low income populations.

There are also “lessons learned” from preparing this study:

- It is difficult to access comprehensive data on development – it is not well “tracked” by the city, though a new quarterly reporting system has recently been introduced by the Planning Department.
- Data that is available is not mapped by neighborhood so it is hard to *see* the extent of development activity.
- There is not a centralized data request system with remote access—the public can use database terminals at the Planning Department, but it is a very time-consuming process.
- The thoroughness of the Planning Department database is also not consistent. A data “profile” on individual projects is not readily available—it requires reviewing the Planning database and often the actual case files.
- Affordable housing information is even more elusive—project details are not always complete, and “affordable” terminology is not always consistent. It is consequently difficult to determine the affordability of housing development in the pipeline.

The overall result is a challenge for a community’s access to basic information about development activity, which is the first step towards being able to *influence* development outcomes and general change in a neighborhood.

Planning and Redevelopment Areas

These are the generalized boundaries of South of Market's various sub-neighborhoods as they are defined by planning and redevelopment activities. Note, the jagged lines are meant to be interpreted as continuance of those planning areas beyond the defined geography of South of Market. Folsom Street is represented here as a dashed line because the area isn't separate from the surrounding planning areas, but it has been identified for a potential corridor plan to intensify it as a "boulevard" which would mean distinct changes along the length of the boulevard, if/when implemented.

These plans are dynamic as they each move through their long phases of planning, adoption and implementation. The current status of these various Planning and Redevelopment areas is:

- Rincon Hill – final plan adopted by Board of Supervisors, awaiting implementation / build-out phase
- Transbay – plan approved by Planning Commission, waiting final adoption by Board of Supervisors
- Mid Market – plan approved by Planning Commission and Redevelopment Commission, waiting final adoption by Board of Supervisors
- Upper Market/Octavia – Environmental Review completed, plan waiting approval by Planning Commission
- SoMa East Eastern Neighborhood – Environmental Review underway, waiting approval by Planning Commission
- Showplace Square Eastern Neighborhood – Environmental Review underway, waiting approval by Planning Commission
- West SoMa – planning process now underway
- Mission Bay North – plan in implementation/buildout phase
- South Beach -- plan in implementation/buildout phase
- Yerba Buena – plan in implementation/buildout phase
- 6th Street Area -- plan in implementation/buildout phase

South of Market

Planning and Redevelopment Areas



One-way Streets and Daily Traffic Volumes

This map displays both traffic volumes and one-way streets in South of Market. Only one-way streets or street segments are denoted with a line: the thickest for the highest average traffic volumes; the dashed having the lightest traffic; and the thinner solid line being in the middle of the two. Total daily traffic counts have been noted at measured locations along the street segments. Traffic counts from two-way street study sites have also been noted to compare traffic flow in areas around the one-way streets.

The Rincon Hill Plan proposes that Spear Street south of Folsom Street be converted to two-way designation. Also in the plan, Beale Street south of Folsom is proposed to be made two-way permanently. Both the Transbay Redevelopment Plan and the Rincon Hill Plan propose to extend the existing two-way portion of Folsom Street near the waterfront two blocks further west from Main Street to Fremont Street.

Further, the Planning Department, through the Eastern Neighborhoods EIR in SoMa and Showplace square and in general planning for the downtown, is exploring potential conversion of Folsom, Howard, 7th and 8th streets, in whole or in part, in order to improve transit services, traffic calming, biking conditions, and general local circulation in the area.

South of Market

One-way Streets

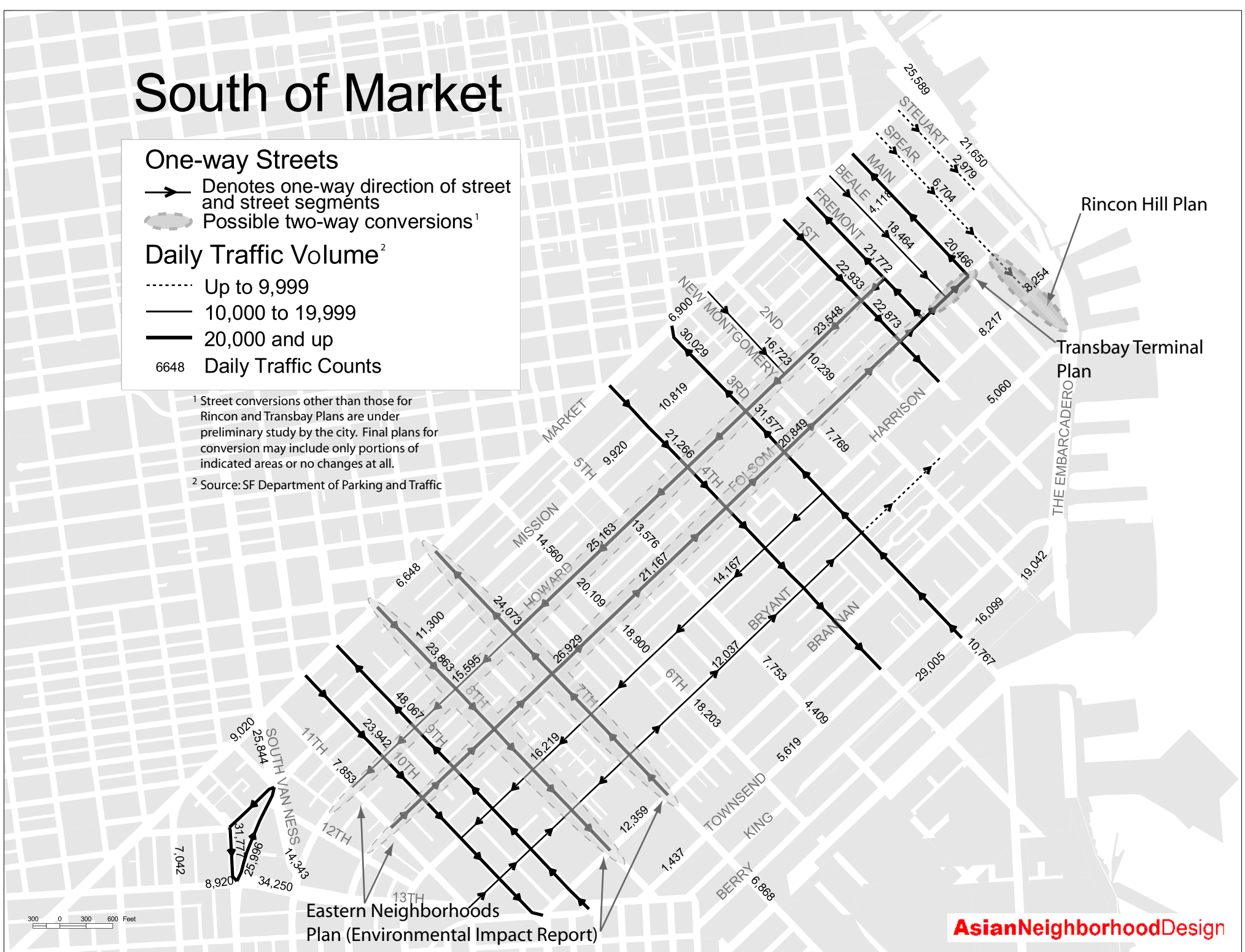
- ➔ Denotes one-way direction of street and street segments
- ➔ Possible two-way conversions¹

Daily Traffic Volume²

- ⋯ Up to 9,999
- 10,000 to 19,999
- 20,000 and up
- 6648 Daily Traffic Counts

¹ Street conversions other than those for Rincon and Transbay Plans are under preliminary study by the city. Final plans for conversion may include only portions of indicated areas or no changes at all.

² Source: SF Department of Parking and Traffic



300 0 300 600 Feet

Eastern Neighborhoods Plan (Environmental Impact Report)

AsianNeighborhoodDesign

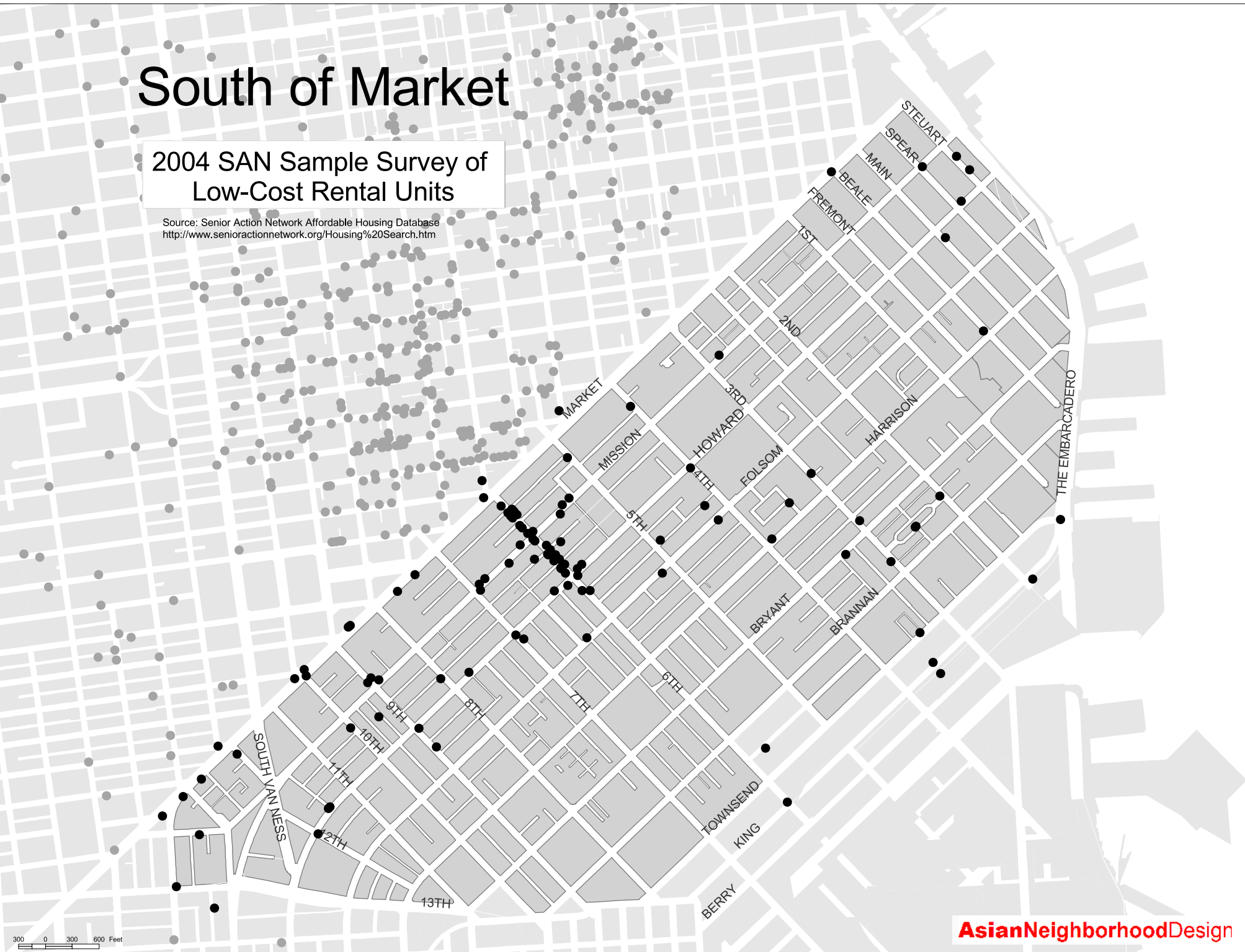
2004 Affordable Housing Sample Survey

This map shows locations of low-cost rental housing units in the central city area based on an inventory created by Senior Action Network from a 2004 sample survey. This is not necessarily an accounting of *permanently* affordable housing units, as this general inventory includes rent-controlled units and SRO hotel units as well as deed-restricted below-market rate units. The sites within or on the edges of the SoMa neighborhood have been depicted with a black dot and those outside with a gray dot. Besides this distinction of neighborhood geography, the different shading of the dots does not represent any difference between sites. While existing affordable housing units are concentrated along the Sixth Street corridor and in general in the northwestern portion of SoMa close to the Market Street axis, there appears to be little affordable housing in the southwestern portion of the district and in the area east of Second Street. Most notable is the abundance of low-cost housing in the neighboring Tenderloin area.

South of Market

2004 SAN Sample Survey of Low-Cost Rental Units

Source: Senior Action Network Affordable Housing Database
<http://www.senioractionnetwork.org/Housing%20Search.htm>





Public and Non-profit Controlled Sites

This map displays sites in South of Market that are either publicly owned or controlled by a non-tax-paying entity (non-profit). Note, this data is limited by its availability—land owned by non-profits is difficult to determine as there is no complete data source, which means relying mostly upon neighborhood knowledge. Thus, the information on non-profit controlled sites shown in this map is most likely incomplete. Nonprofit sites are colored by the solid gray color and publicly owned land is shown with the speckled gray color.

South of Market

Public and Non-taxpaying Entity *Controlled Sites

-  Public
-  Nonprofit

* Data limited to availability

Sources: Business Times South of Market Commercial Real Estate Map;
SF Enterprise GIS (SFViewer); Senior Action Network and
Asian Neighborhood Design neighborhood knowledge.



300 0 300 600 Feet

AsianNeighborhoodDesign

“Pipeline” Development Projects

This map shows development projects that were either in the entitlement process or under construction between 2002 and mid 2005. The type of project is depicted by its symbol: circle for residential; triangle for office; and square for commercial and retail projects. The Planning and Redevelopment sub-neighborhood boundaries shown on an earlier map have also been included for reference. Each project is assigned a number, which can be used to locate that particular project in the accompanying database for more detailed information.

Sources: Department of City Planning project notifications; SF Planning Commission hearing Minutes 2002-present; SF Redevelopment Agency Meeting Minutes 2004-present and Project Areas information, SF Port Authority Major Development Projects and Opportunities, Department of City Planning Pipeline Project Database (1st quarter 2005).

Note: available data regarding project's housing unit affordability is limited and inconsistent in detail/description. For instance, there isn't a standard definition for "moderate," "low," and "very low" income. However, it is safe to assume that the projects without information on affordability are market rate, while those that are below market rate will typically be clearly identified in public records as such. Also note, "inclusionary housing" units as required for market rate residential developments are not included in the affordability column on the database. These required units could be anywhere from 10% to 17% of the number of market rate units, depending on circumstances of each project.

South of Market

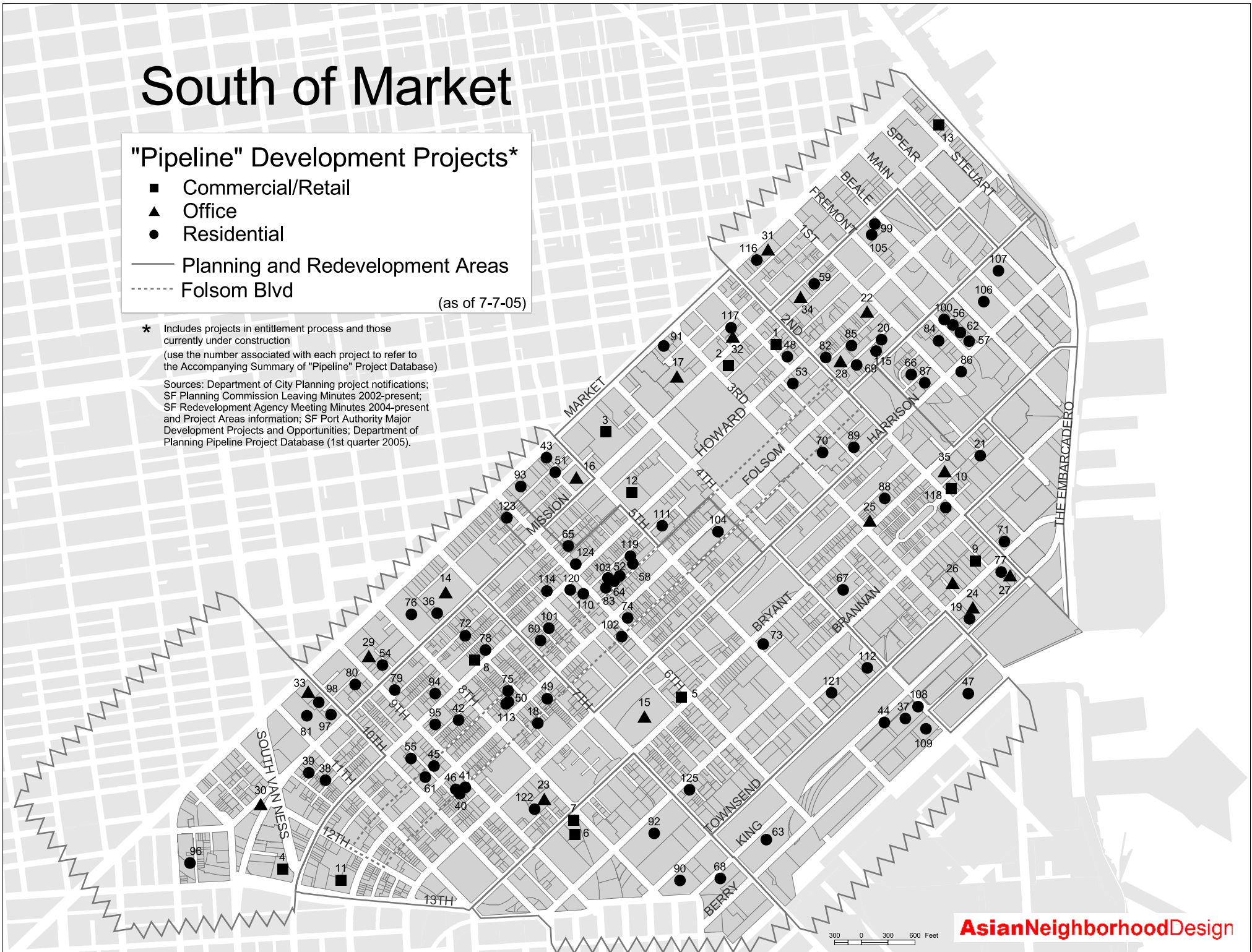
"Pipeline" Development Projects*

- Commercial/Retail
- ▲ Office
- Residential
- Planning and Redevelopment Areas
- - - Folsom Blvd

(as of 7-7-05)

* Includes projects in entitlement process and those currently under construction
(use the number associated with each project to refer to the Accompanying Summary of "Pipeline" Project Database)

Sources: Department of City Planning project notifications; SF Planning Commission Leaving Minutes 2002-present; SF Redevelopment Agency Meeting Minutes 2004-present and Project Areas information; SF Port Authority Major Development Projects and Opportunities; Department of Planning Pipeline Project Database (1st quarter 2005).



South of Market Summary of "Pipeline" Projects (as of 7-7-05)

#	ADDRESS	PROJECT TYPE	PROJECT PHASE	PRIMARY PROPOSED USE	SECONDARY PROPOSED USE	AFFORDABILITY*
1	149 New Montgomery	Commercial/Retail	BP Issued			NA
2	685 Mission St	Commercial/Retail	Construction	? Rooms	? units	NA
3	870 Mission St	Commercial/Retail	Construction	678K sf Retail	235k sf Office	NA
4	170 S Van Ness	Commercial/Retail	Construction			NA
5	498 6th St	Commercial/Retail	Planning Review	Auto		NA
6	500 8th St	Commercial/Retail	Planning Review	Auto		NA
7	1001 Bryant St	Commercial/Retail	Planning Review	PDR		NA
8	1166 Howard St	Commercial/Retail	Planning Review	Retail		NA
9	130 Townsend St	Commercial/Retail	Planning Review	6K sf Restaurant	3.5K sf Art Gallery	NA
10	545 2nd St	Commercial/Retail	Zoning Admin	Retail		NA
11	1690 Folsom St	Commercial/Retail	Zoning Admin	40K sf Retail		NA
12	888 Howard St	Hotel	Construction	554 Rooms	Restaurant/Bar	NA
13	2 Mission St	Hotel	Construction			NA
14	1100 Mission St	Institutional	Construction	Office		NA
15	425 7th St	Institutional	Construction			NA
16	88 5th St	Institutional	Env review	77K sf Museum	9K sf Retail	NA
17	220-226 Jessie St	Institutional	Preapplication	Jewish Museum		NA
18	21 Brush Pl	Live/Work	BP Filed	4 units		Market Rate
19	188 King St	Live/Work	Construction	7 units		Market Rate
20	19 Clementina St	Live/Work	Construction	32 units		Market Rate
21	41 Federal St	Live/Work	Permitted	? units		Market Rate
22	199 1st St	Office Conversion	BP Filed	Office		NA
23	438 & 446 8th St	Office Conversion	BP Filed	Office		NA
24	170 King St	Office Conversion	BP Issued	198 units		NA
25	499 3rd St	Office Conversion	BP Issued	Office		NA
26	166 Townsend	Office Conversion	PL Approved	Office		NA
27	750 2nd St	Office Conversion	PL Approved	Office		NA
28	235 2nd St	Office Conversion	Planning Review	180K sf Office	64K sf PDR	NA
29	55 9th St	Office Development	Env review	268K sf Office		NA
30	1600 Mission St	Office Development	Permitted	6.5k sf Office		NA
31	555 Market St	Office Development	Permitted	240k sf Office		NA
32	652-654 Mission St	Office Development	Permitted	4.8K sf Office	5.2K sf Public	NA
33	1401-1435 Market St	Office Development	Planning Review	513K sf Office	12K sf Retail	NA
34	555 Mission St	Office Development	PL Approved	550K sf Office	4k sf Retail	NA
35	501 2nd St	Office Development	Planning Review	188K sf Office		NA
36	1160 Mission St	Residential Development	BP Filed	246 units		
37	351 KING ST	Residential Development	BP Filed	127 units		
38	1028 Natoma St	Residential Development	BP Filed	4 units		
39	1042 Minna St	Residential Development	BP Filed	3 units		
40	149 Dore St	Residential Development	BP Filed	8 units		
41	346 9th St	Residential Development	BP Filed	58 units		
42	735 Tehama St	Residential Development	BP Filed	3 units		
43	923 Market St	Residential Development	BP Filed	6 units		
44	301 King St	Residential Development	BP Reinstated	303 units		
45	1346 Folsom St	Residential Development	Construction	98 units	3K sf Social Service	Low & very low
46	135 Dore St	Residential Development	Construction	6 units		
47	155 Berry St	Residential Development	Construction	139 units	8k sf Public Library	Affordable
48	199 New Montgomery St	Residential Development	Construction	168 units		
49	108 Langton St	Residential Development	Construction			
50	1168 Folsom St	Residential Development	Construction	20 units		
51	429 Stevenson St	Residential Development	Construction	6 units		
52	460 Clementina St	Residential Development	Construction	6 units		
53	1 Hawthorne St	Residential Development	Env review	135 units	6K sf Retail	
54	1270 Mission St	Residential Development	Env review	36 units	Retail?	
55	30 Dore St	Residential Development	Env review	42 units		
56	333 Fremont St	Residential Development	Env review	88 units		Market Rate
57	385-399 Fremont St	Residential Development	Env review	359 units		
58	436 Clementina St	Residential Development	Env review	28 units	1.2K sf Commercial	
59	535 Mission St	Residential Development	BP Issued	251 units	5K sf Retail	
60	227 7th St	Residential Development	Permitted	57 units	Clinic	Affordable
61	275 10th St	Residential Development	Permitted	140 units		Very low

62	375 Fremont St	Residential Development	Permitted	250 units		
63	420 Berry St	Residential Development	Permitted	234 units		Low & very low
64	470 Clementina St	Residential Development	Permitted	12 units		
65	474 Natoma St	Residential Development	Permitted	29 units		
66	50 Lansing St	Residential Development	Permitted	82 units		Market Rate
67	555 4th St	Residential Development	Permitted	300 units	7k sf Retail	Market Rate
68	601 King St	Residential Development	Permitted	226 units	6k sf Commercial	Market Rate
69	61-69 Clementina St	Residential Development	Permitted	9 units	3.5k sf Office	Market Rate
70	631 Folsom St	Residential Development	Permitted	120 units	3.6K sf Retail	
71	639-699 2nd St	Residential Development	Permitted	114 units	2 Retail spaces	Market Rate
72	647-649 Minna St	Residential Development	Permitted	5 units		
73	695 Bryant St	Residential Development	Permitted	345 Beds		
74	301 06TH ST	Residential Development	PL Approved	32 units		
75	600 Blk Clementina	Residential Development	PL Approved	37 units		
76	1169 Market St	Residential Development	PL Filed	1033 units		Market Rate
77	111 Townsend St	Residential Development	PL Filed	34 units		
78	1140 Howard Street	Residential Development	PL Filed	32 units		
79	121 9th St	Residential Development	PL Filed	20 units		
80	1340 & 1390 Mission	Residential Development	PL Filed	237 units	6k sf Commercial	Very low
81	1455 Market St	Residential Development	PL Filed	422 units		
82	217 2nd St	Residential Development	PL Filed	73 units		
83	251 6th St	Residential Development	PL Filed	83 units		
84	340 Fremont St	Residential Development	PL Filed	333 units		
85	41 Tehama St	Residential Development	PL Filed	176 units		
86	425 First St	Residential Development	PL Filed	506 units		
87	45 Lansing St	Residential Development	PL Filed	305 units		
88	460 Bryant St	Residential Development	PL Filed	50 units		
89	642 Harrison St	Residential Development	PL Filed	43 units		
90	675 Townsend St	Residential Development	PL Filed	148 units		
91	721 Market St	Residential Development	PL Filed	44 units	9k sf retail	
92	801 Brannan St	Residential Development	PL Filed	544 units		
93	973 Market St	Residential Development	PL Filed	100 units		
94	1234 Howard St	Residential Development	Planning Review	18 units	1.8K sf Retail	
95	1277 Howard St	Residential Development	Planning Review	18 units		
96	1360-64 Stevenson	Residential Development	Planning Review	5 units		
97	1400 Mission St	Residential Development	Planning Review	250 units		
98	18-70 10th St	Residential Development	Planning Review	200 units		Affordable
99	301 Mission St	Residential Development	Planning Review	420 units	7k sf Retail	
100	325 Fremont St	Residential Development	BP Approved	70 units		
101	33-35 Moss	Residential Development	Planning Review	3 units		Market Rate
102	334-336 6th St	Residential Development	Planning Review	8 units	Retail?	
103	475 Tehama St	Residential Development	Planning Review	12 units		
104	829 Folsom St	Residential Development	Planning Review	69 units	5K sf Commercial	
105	301 Mission St	Residential Development	Planning Review	366 units	8K sf Retail	
106	201 Folsom St	Residential Development	Planning Review	820 units	38k sf Retail	Market Rate
107	300 Spear St	Residential Development	Planning Review	820 units	38k sf Retail	Market Rate
108	200-298 Berry St	Residential Development		313 units		Market Rate
109	201 Berry St	Residential Development		139 units		Affordable
110	226 6th St	Residential Development		41 units		Market Rate
111	827 Howard St	Residential Development		85 units		Affordable
112	310 Townsend St	Residential Conversion	Env review	36 units		
113	1174-1178 Folsom St	Residential Conversion	Env review	26 units		
114	1038 Howard St	Residential Conversion	Permitted	3 units, 15 Beds		
115	530 Folsom St	Residential Conversion	Permitted	6 units		Market Rate
116	575 Market St	Residential Conversion	Permitted	134 units		Market Rate
117	74 New Montgomery St	Residential Conversion	PL Approved	106 units	Retail	
118	1 South Park	Residential Conversion	Planning Review	35 units	4K sf Commercial	
119	431 Tehama St	Residential Conversion	Zoning Admin	1 unit	Commercial	
120	1011 Howard St	SRO Development	Env review	86 units	4K sf Commercial	
121	77 Bluxome St	SRO Development	Env review	108 SRO units		Affordable
122	8 McLea Court	SRO Development	Env review	30 SRO units		
123	34 6th St	SRO Development	Permitted	204 SRO units		Affordable
124	988-992 Howard St	SRO Development	Permitted	106 SRO units	Retail and Art	Affordable
125	787 Brannan St	SRO Development	Planning Review	56 SRO units		Affordable

Profiled Projects

Five large-scale development projects currently in the pipeline of South of Market development were chosen by Senior Action Network for more detailed profiles. The following project summary “data sheets” give information gleaned from public data sources about each of the projects as well as the neighborhood context for the site. Development impact fees and other standard expectations for public benefits are also estimated.

Development projects are required to pay a variety of “impact fees” to support needed infrastructure and community amenities. The following are standard fees charged to residential and office projects:

Residential

- school impact fees -- \$1.72/ net square foot
- inclusionary housing – 12% if on-site, 17% if off-site, in-lieu fees approx \$31/s.f.*

Office

- transit impact fees -- \$10.00/s.f.
- downtown park fees -- \$2.00/s.f.
- school impact fees -- \$.25/s.f.
- affordable housing fees -- \$14.96/s.f.**
- childcare fees -- \$1.00/s.f. for projects 50,000 s.f. and over
- artworks fees – 1% of construction cost for projects 25,000 s.f. and over in downtown C-3 district

Retail / Service

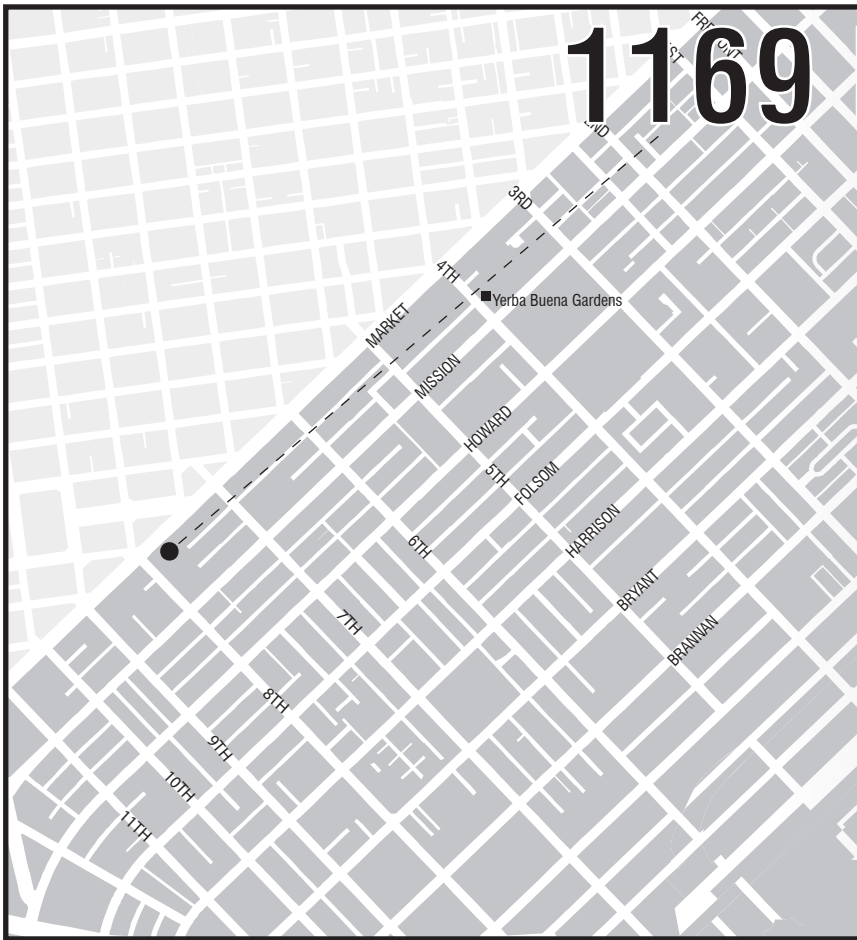
- school impact fees -- \$.13/s.f.
- affordable housing fees -- \$13.95/s.f. for projects 25,000 s.f. and over
- transit impact fees -- \$10.00/s.f.

New development also generates property tax revenues to the city’s general fund. Property taxes are based on assessed value of a project multiplied by the standard tax rate, currently 1.19%. Note that the initial assessment of for-sale residential units is usually based on a projection of sales vales, until the units are re-sold at which time they are re-assessed based on actual sale price.

* in-lieu approximate based on EPS study for Rincon Hill 6/7/05; can vary widely depending on costs and pricing of individual projects.

** affordable housing fees vary for other R & D, Retail, Hotel, or Entertainment projects.

1169 Market Street



Residential Project

1,500,000 total square feet

981,000 residential
25,000 retail space

97,000 open space

2,024 Units

1,100 Parking Spaces

12 to 24 floors

120 to 230 feet high

Developer: Trinity Properties, Inc.

Architect: Architeqtonica

Project Description

The project being proposed for this site is primarily residential dwelling units and will consist of about 80% studios and the rest evenly split between one and two bedrooms. It will be market rate and will fulfill the inclusionary housing requirement along with maintaining the levels of affordability for current residents.

Current Status

This project, having recently reached an agreement with the current residents, is in the process of being revised. The City Planning Department expects the project to be resubmitted for review.

Neighborhood Character

8th Street has no pedestrian oriented activities besides the Holiday Inn entrance--the PG&E utility building, service side of Ramada, and the side of a bank--and Mission has few. Project oriented toward Market, Civic Center, and U.N. Plaza. Buildings range from one-story and narrow to mid- and high-rise: GSA building, the Holiday Inn, Fox Plaza, State Compensation Insurance Fund building, and the two smaller office towers to the east. The Orpheum theater and Oddfellows hall. Main library and Asian Art Museum. Lower heights South of Market.

Expected Revenues and Development Fees*

School Fees approx. \$1,690,000

Inclusionary Housing12% on-site (243 units)

(Note: a separate agreement has been made with the project sponsor that will result in a greater number of affordable units)

Property Taxes1.19% x Sales Value of units

*based on standard development impact fees and tax rate per city requirements and approximate square footages.

City Contact and Tracking Data

San Francisco Planning Department

Case No. 2002.01179E

Block No. 3702 Lot No. 051-53 and 039

Planner : Michael Li

C-3-G zone 120-X, 150-X, and 240-S district

375 Fremont Street



Residential Project

392,000 total square feet
378,000 residential
1,405 retail space

250 Units
250 Parking Spaces
33 floors
350 feet high

Developer: Brownbrew, LLC

Architect: Beverly Prior Architects

Project Description

The project being proposed for this site is primarily residential condominiums and will include 29 studios, 106 one bed, 103 two bed, and 12 three bed units. It is assumed to be market rate and fulfilling the standard inclusion-ary requirements for affordable housing.

Current Status

This project is under planning review. A Environmental Impact Report has been filed. According to this report potential issues are its proximity to other towers and an unlikely conflict with Architectural Historic Heritage.

Neighborhood Character

Fremont between Folsom and Harrison has buildings between 1 and 4 floors and a 12 floor PG&E substation, various construction in the twentieth century, with office, institutional, auto service, and social service uses. East, facing Beale street, is the 19 floor Avalon Towers residential building. Other nearby towers are: 400 Beale Bridgeview Towers (26 fl. residential), 333 First (8 fl residential mixed-use high-rise), and 325 Fremont (200 foot residential loft).

Expected Revenues and Development Fees*

School Fees approx. \$650,000

Inclusionary Housingin -lieu fess approx \$11,700,000

(Note: a separate Community Improvement Fund has been adopted for the Rincon Hill Plan area which will result in additional fees for infrastructure and community amenities)

Property Taxes1.19% x Sales Value of units

*based on standard development impact fees and tax rate per city requirements and approximate square footages.

City Contact and Tracking Data

San Francisco Planning Department
 Case No. 2002.0449E
 Block No. 3737 Lot No. 6
 Planner : Tammy Chan
 RC-4 zone 250-R district

385-399 Fremont Street



Residential Project

374,000 total square feet

252,000 residential

3,300 retail space

104,000 parking

195 Units

195 Parking Spaces

25 floors

250 feet high

Developer: Archdiocese of San Francisco

Architect: Heller Manus Architects

Project Description

The project being proposed for this site is primarily residential condos and will include 17 studios, 88 one bedroom, and 87 two bedroom. This is a market rate project and will comply with the inclusionary unit ordinance either onsite with 23 units or off with 33.

Current Status

This project is in planning review and will have a draft Environmental Impact Report published soon. According to documents in the City's case file the project's primary conflicts reside with tower separation, average floor area, and front setback requirements.

Neighborhood Character

Fremont between Folsom and Harrison has buildings between 1 and 4 floors and a 12 floor PG&E substation, various construction in the twentieth century, with office, institutional, auto service, and social service uses. East, facing Beale street, is the 19 floor Avalon Towers residential building. Other nearby towers are: 400 Beale Bridgeview Towers (26 fl. residential), 333 First (8 fl residential mixed-use high-rise), and 325 Fremont (200 foot residential loft), and 375 Fremont proposed project.

Expected Revenues and Development Fees*

School Fees approx. \$433,000

Inclusionary Housingin -lieu fess approx \$7,800,000

(Note: a separate Community Improvement Fund has been adopted for the Rincon Hill Plan area which will result in additional fees for infrastructure and community amenities)

Property Taxes1.19% x Sales Value of units

*based on standard development impact fees and tax rate per city requirements and approximate square footages.

City Contact and Tracking Data

San Francisco Planning Department

Case No. 2003.0169C

Block No. 3747 Lot No. 001 and 002

Planner : Mat Snyder

RC-4 zone 250-R district

535 Mission Street



Residential Project

417,000 total square feet
412,400 residential
4,600 retail space

13,100 open space

273 Units
250 Parking Spaces
35 floors
376 feet high

Developer: Monahan Pacific, Inc.
1105 5th Ave. Ste. 300
San Rafael, CA 94901

Architect: Heller Manus

Project Description

The project being proposed for this site is a residential tower composed of 132 two bedroom, 108 one bedroom, and 33 junior one bedroom units.

Current Status

This project is under planning review. According to submittals on file with the City a commercial office program for this site was approved at an earlier date but market conditions have encouraged the developer to propose a residential program.

Neighborhood Character

In general the area is characterized as high density and high rise commercial uses. Many parcels in the area were made available by the removal of the Embarcadero Freeway and have been put into use as surface parking lots. Other adjacent sites are older commercial buildings.

Expected Revenues and Development Fees*

School Fees approx. \$709,000

Inclusionary Housing 17% off-site (46 units)

(Note: inclusionary housing requirements could also be met with on-site units or with in-lieu fees)

Property Taxes 1.19% x Sales Value of units

*based on standard development impact fees and tax rate per city requirements and approximate square footages.

City Contact and Tracking Data

San Francisco Planning Department
 Case No. 2004.0297C
 Block No. 3721 Lot No. 068
 Planner : Kelley Amdur
 C3-O zone 550-S district

555 Mission Street



Commercial Office Project

549,000 total square feet
 499,000 office
 4,000 retail space
 2,200 ground floor assembly space

11,140sf of public open space

156 Parking Spaces
 33 floors
 481 feet high

Developer: Tishman Speyer
 525 Market Street
 San Francisco, CA 94105

Architect: KPF / Heller Manus

Project Description

This is a commercial office tower in the South of Market / Transbay Terminal area. The building design will include some ground floor retail and public assembly space. A project of this size will bring an estimated 1,963 employees (net of existing jobs) to the city. The project will be required to contribute to the city's Job-Housing Linkage Program to offset the impact of new employees on the housing market.

Current Status

According to documents submitted to the City the sponsor of this project remains committed to developing the site, however the project has been put on hold due to current market conditions for office space. The site is permitted for use as a temporary surface parking lot.

Neighborhood Character

In general the area is characterized as high density and high rise commercial uses. Many parcels in the area were made available by the removal of the Embarcadero Freeway and have been put into use as surface parking lots. Other adjacent sites are older commercial buildings.

Expected Revenues and Development Fees

Affordable Housing Fees	approx. \$7,465,000
Park Fees	approx. \$998,000
Child Care Fees	approx. \$499,000
Transit Fees	approx. \$4,990,000
School Fees	approx. \$124,750

Property Taxes 1.19% x Assesed Value at Occupancy

*based on standard development impact fees and tax rate per city requirements and approximate square footages.

City Contact and Tracking Data

San Francisco Planning Department
 Case No. 2001.0798
 Block No. 3721 Lot No. 120
 Planner : Dan DiBartolo
 C3-O zone 550-S district