Mid-Market Project Development Update
February 2010

Block Lot	Address	Planning Project Description	Units	Units Net	Total Parking	Res Parking	Comm Parking	Net New Parking	Existing Parking	Total GSF (Commercial)	MIPS	CIE	MED	PDR	RET	VISIT	Net GSF (Commercial)	CIENET	MEDNET	MIPSNET	PDRNET	RETNET	VISITNET	CASENO	BPAPPLNO	Planning Filed	DBI Filed	HEIGHTLI MIT	ZONING	Notes
Application Filed (Active)																														
3507042	1400 MISSION ST	THC/Citizens Housing (MOH) proposal for 165-du 100% affordable housing project, 15-story, w/ 18 parking spaces and 3,640-gsf retail at ground level. Related to Addendum 2003.0262E EIR.	165	165	18	18	0	-58	75	3,640	0	0	0	0	3,640	0	3,640	0	0	0	0	3,640	0	2008.0553		7/18/2008	6/24/2009		C-3-G	
3704071	949 Market Street	Section 309 Review Required with one exception (freight loading) request. Conditional Use Authorization request to exceed allowable accessory parking per Section 303, 157 and 158. Variances requested per Section 102.11 to allow modification of gross floor area calculation for floors over 15 feet average height and to allow two over size facade openings per Section 155. The project would constrcut a new 5-story, approx 90 foot tall, 367,000 sq ft retail center in the C-3 District. The project would provide approx 240 (236) parking spaces.	0	0	240	0	240	240	0	367,000					367,000		237,000			-74700		312,000		2008.0217		2/22/2008		120-X	C-3-G	
3727168	1145 MISSION ST	Construction of 25-unit, 6-story, residential building with common roof deck, ground floor retail and basement parking (possibly stacker), totalling 30,914-gsf. Previous FMND 2000.531E. Existing excavation /shoring permit 2006.1086D.	25	25	10	10	0	10	0	4,300					4,300		-4,200					-4,200		2007.0604	2.00606E+11	7/19/2007	6/9/2006	65-X	SLR	
3704015	942 MISSION ST	Demolition of 17,000 square feet of commercial (film) use, construction of a 13-story hotel w/165 tourist hotel rooms, 63,286 sfhotel space and 7,840 sf of retail and public space. Project is 46,126 gsf and building height 103 feet. gross square footage is 46,126 square feet and building height would be 103 feet.	0	0	0	0	0	0	0	79,265	0			0	3,240	76,000	61,653	0	0	0	-17,612	3,240	76,000	2008.0197		2/14/2008		160-F	C-3-G	
Subtotal			***190***	***190***	***268***	***28***	***240***	***192***	***75***	***454,205***	***-***	***-***	***-***	***-***	***378,180***	***76,000***	***298,093***	***-***	***-***	***(74,700)***	***(17,612)***	***314,680***	***76,000***							
Constructed/Under Construction																														
3702053	1169 MARKET ST	The proposed project is to demolish the existing 263,602gsf, 377 unit apartment complex and construction of a 1,500,000gsf three connected residential buildings over a 2-story podium, containing about 1,410 dwelling units, 20,000gsf of ground-floor retail, and 1,500 off-street parking spaces.	1410	1040	1450	1200	250	1000	450	60,000	0	0	0	0	60,000	0	53,540	0	0	0	0	53,540	0	2002.1179		7/15/2003		120-X/150-S/2	C-3-G	Phase 1 Built: 440 units
3508053	1340-1390 MISSION ST	Construction of two affordable housing developments totaling 236 units. Construction of two affordable housing developments on a 46,000 square foot site - one development would provide affordable housing for seniors and the other would provide affordable housing for families. The senior affordable housing would be eight stories tall, approximately 91,800 square feet in size, and would have 111 dwelling units. The family affordable housing would be 11 stories tall, about 202,440 square feet in size, would include 126 dwelling units, and would have ground-floor retail, cultural and after school program space. There would be 23 parking spaces located in the garage under the senior housing and 20 parking spaces under the family housing. Variance for Sec. 140 (dwelling-unit exposure) & Sec. 121 minimum lot width. "CU" for additional FAR (Sec. 124(f)) subject to affordability restrictions.	243	243	34	34	0	-94	120	3,325	0	0	0	0	3,325	0	-19,200	0	0	0	-26,000	6,800	0	2002.0927		4/21/2004		120-X/150-S	C-3-G	
3702037	1160 Mission	23-story residential building with 246 dwelling units, 5,356 sf ground floor retail, 504 parking spaces, of which 319 would be public commercial parking.	246	246	504	185	319	341	163	5,356					5,356		5,356					5,356		2002.0628				150-S/240-S	C-3-G	
Subtotal			***1,899***	***1,529***	***1,988***	***1,419***	***569***	***1,247***	***733***	***68,681***	***-***	***-***	***-***	***-***	***68,681***	***-***	***39,696***	***-***	***-***	***-***	***(26,000)***	***65,696***								
Approved																														
3703079	1036-1040 MISSION ST	100% Affordable residential mid-rise, 106-du, with ground-floor retail, approx 116,055-gsf total, on two lots, in one structure with two bldg two masses-- one 13-story, one 8-story --and two City Carshare spaces, on existing surface parking lot.	100	100	0	0	0	0	0	1,250					1,250		1,250					1,250		2007.1464		12/21/2007		120-X	C-3-G	
3507039	1401 MARKET ST	Construction of new mixed-use building containing approximately 719 dwelling units and up to 719 parking spaces	719	719	593	578	15	493	100	12,250	0	0	0	0	12,250	0		0	0		0	12,250	0	2006.0584	2.00607E+11	5/3/2006	7/20/2006	150-S/320-S	C-3-G	
3510001	1415 MISSION ST	Demo. of a tire store and construction of a 16-story mixed-use project with 156 dwelling units, 156 off-street valet parking spaces, and 2,350 GSF of ground floor retail use & 2,430 sf office. Zoning Map Change, CU, and Section 309.	117	117	101	101	0	101	0	2,740	0	0	0	0	2,740	0	-2,260	0	0	2,740	-5,000	0	0	2005.054	2.0081E+11	11/2/2006	10/31/2008	130-L	C-M	
3703086	570 JESSIE ST	Demolish existing 15,000 sq. ft. office/printing shop and construct 47 dwelling units and 24 parking spaces. Total sq. footage of new struction would be 31,135 (36,973, as of 3-28-2007) sq. ft. and building would be approximately 80' (74' 10", as of 2-28-2007) in height. (12 parking spaces, as of 2-28-2007) (as of 9-11-2008) 23 off-street parking spaces + 3 car-share spaces, "V" for "fin" on front of bldg. (136(c)) & d.u. exposure (140) -- "X" exceptions for rear yard (134) & off-street parking (151)	47	47	26	23		26	0	0	0	0	0	0	0	0	-15,000	0	0	0	-15,000	0		2005.1018	2.00602E+11	9/11/2008	2/2/2006	120-F	C-3-G	
3704069	973 MARKET ST	69 new construction/mixed use (67 RES. AND 2 COMM.)	67	67	0	0	0	0	0	5,700	0	0	0	0	5,700	0	-50,000	0	0	-50,000	0	0	0	2007.0368		11/17/2004		120-X	C-3-G	
3701066	55 9th ST	Construct a mixed-use 18-story, 190-foot tall building with residential uses on floors 2 through 18 and retail uses on the ground level. The proposed building envelope is substantially similar to the previously approved envelope under Case No. 2001.1039. The lot is currently used as a surface parking lot.	260	260	113	98	15	113	0	3,000					3,000		3,000					3,000		2006.1248				200-S	C-3-G	
Subtotal			***1,310***	***1,310***	***833***	***800***	***30***	***733***	***100***	***24,940***	***-***	***-***	***-***	***-***	***24,940***	***-***	***(63,010)***	***-***	***-***	***(47,260)***	***(20,000)***	***16,500***	***-***							
Total			***3,399***	***3,029***	***3,089***	***2,247***	***839***	***2,172***	***908***	***547,826***	***-***	***-***	***-***	***-***	***471,801***	***76,000***	***274,779***	***-***	***-***	***(121,960)***	***(63,612)***	***396,876***	***76,000***							