



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: APRIL 4, 2019

Date: March 28, 2019
Project: Office Development Annual Limit Program – Update
Staff Contact: Corey Teague – (415) 575-9081
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Recommendation: None – Informational Item Only

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BACKGROUND

San Francisco's Office Development Annual Limit Program ("Program") was initially created in 1985 as part of the Downtown Plan. It limited the amount of large office development (projects containing at least 50,000 square feet of office space) that could be permitted each year in the City (the "Large Cap"). The passage of Proposition M the following year amended the Program in various ways, including the addition of a new and separate annual limit for smaller office development (projects containing between 25,000 to 49,999 square feet), which is commonly known as the "Small Cap." The Planning Commission cannot allocate office space to any development beyond what is available in the relevant cap at any given time. However, it is not a use-or-lose program, and unallocated office space in one year rolls over to the next year.

There are currently 2,892,466 square feet available for allocation in the Large Cap. However, there are currently numerous large office development proposals on file with the Department that represent approximately 6.6 million square feet. Of these, the majority of square footage proposed (5,160,819 square feet) is in Central SOMA. While the Large Cap receives an annual allotment of 875,000 square feet each October, and many of the office projects on file may eventually change and/or take multiple years to fully mature, it is likely that the Large Cap will be depleted at some point within the next two years if the typical project-by-project review process continues. The Planning Commission has sole authority to grant office space allocation under Prop M (although such allocations are appealable to the Board of Appeals). The Commission may choose the process for allocating space for situations where there are more applications for space than square footage available.

Planning Department staff will give an informational presentation on the background, mechanics, and current status of the Program. Additionally, the Department will present information regarding several large office projects within Central SoMa that may soon come before the Planning Commission. Because the Central SOMA projects were being planned and designed during the preparation of the Central SOMA Plan, these projects all provide public benefits at levels consistent with the plan. Staff will present the various projects to the Commission, and currently believes that the first phases of most large Central SOMA projects can be allocated within the current Large Cap, generally in the order that the projects are otherwise ready for Commission action.

REQUIRED COMMISSION ACTION

This item will be presented for informational purposes only. No formal action by the Planning Commission will be required.

RECOMMENDATION: None – Informational Item Only
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Attachments:

Current Office Development Annual Limit Program Figures

Office Development Annual Limitation ("Annual Limit") Program

The Office Development Annual Limit (Annual Limit) Program became effective in 1985 with the adoption of the Downtown Plan Amendments to the Planning Code (Sections 320–325) and was subsequently amended by Propositions M (1986) and C (1987). The Program defines and regulates the allocation of any office development project that exceeds 25,000 gross square feet (gsf) in area. **However, pursuant to Proposition O (2016), office development within the Hunters Point Shipyard Phase 2 and Candlestick Point areas is not subject to this Program.**

A total of 950,000 gsf of office development potential becomes available for allocation in each approval period, which begins on October 17th every year. Of the total new available space, 75,000 gsf is reserved for Small Allocation projects (projects with between 25,000 and 49,999 gsf of office space), and the remaining 875,000 gsf is available for Large Allocation projects (projects with at least 50,000 gsf of office space). Any available office space not allocated in a given year is carried over to subsequent years.

This document reflects the status of the Annual Limit Program, including current availability and summaries of previously approved and pending projects.

Information in this document was last updated on **October 19, 2018**. Inquiries should be directed to Corey Teague at (415) 575-9081 or corey.teague@sfgov.org.

Summary of Key Figures

Small Allocation Projects (<50,000 gsf of office space)	Current Availability 904,637 gsf	Pending Availability 630,458 gsf	Pipeline Availability 513,567 gsf
	<i>Current total square footage available for allocation.</i>	<i>Currently available square footage less 274,179 gsf of pending* projects.</i>	<i>Currently available square footage less 274,179 gsf of pending* projects and 116,891 gsf of pre-application** projects.</i>
Large Allocation Projects (≥50,000 gsf of office space)	Current Availability 2,892,466 gsf	Pending Availability -6,013,699 gsf	Pipeline Availability -6,604,054 gsf
	<i>Current total square footage available for allocation.</i>	<i>Currently available square footage less 8,906,165 gsf of pending* projects.</i>	<i>Currently available square footage less 8,906,165 gsf of pending* projects and 590,355 gsf of pre-application** projects.</i>

* A "pending project" is one for which an office allocation application has been submitted but not yet acted upon.

** A "pre-application" project is one for which an environmental review application, preliminary project assessment application, or other similar application has been submitted but for which no office allocation application has yet been submitted.

PENDING OFFICE PROJECTS*

*Projects that have submitted an application (B or OFA) pursuant to Planning Code Section 321 (Office Development Annual Limit) but on which no Commission action has yet occurred.

Small Office Cap					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2009.0065	3433 Third Street	49,229	B filed 1/27/09	Kimberly Durandet	New 5-story office building for Carpenter's Union on vacant lot.
2015-010219	462 Bryant Street	49,990	OFA filed on 12/20/16	Esmeralda Jardines	5-story addition to existing 1-story building. (Central SoMa Project)
2016-004392	531-535 Bryant Street	47,810	OFA filed on 3/2/17	Doug Vu	Demo existing commercial building and construct new 65-ft, six-story office and retail sales/food service building. (Central SoMa Project)
2016-010589	2300 Harrison Street	27,152	OFA filed on 12/4/17	Linda Ajello Hoagland	Vertical addition to existing 3-story office building via new construction of a 5-story; new addition will be constructed over existing surface parking lot.
2018-007267	865 Market Street	49,999	OFA filed on 5/17/18.	Claudine Asbagh	Conversion of existing retail on floors 7-8 (Westfield) to office.
2018-007289	233 Geary Street	49,999	OFA filed on 5/18/18.	Claudine Asbagh	Conversion of existing retail on floors 5-7 (Macy's) to office.
2017-008051	30 Van Ness Avenue	49,999	OFA filed on 9/26/18	Alana Callagy	Project would expand office use of existing five-story office/retail building and add a residential tower; project would amend Zoning Map and Code to increase permitted height to 520' and permit general office use above the 4th floor.
Subtotal		274,179			

Large Office Cap					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2014-001272	Pier 70 (Forest City Only)	1,810,000	Planning Commission approvals on 8/24/17	Rich Sucre	SF Port project. Office allocation will be provided automatically on a per-permit basis, at the time of issuance of each building permit.
2013.0208	SWL 337 ("Mission Rock")	1,300,000	Planning Commission approvals on 10/5/17	Rich Sucre	SF Port project. Office allocation will be provided automatically on a per-permit basis, at the time of issuance of each building permit.
2012.0640	598 Brannan Street	922,291	B filed on 10/24/12	Doug Vu	Demo of 2 industrial buildings; 2 new office buildings (Central SoMa Project).

2013.1593	2 Henry Adams	245,697	B filed on 2/6/14	Rich Sucre	Owner-initiated Article 10 Landmark designation and an Office Allocation. Eligible area limited by recent legislation.
2014.0154	1800 Mission Street	119,599	OFA filed on 1/27/15	Natalia Kwiatkowska	Conversion in the Armory.
2012.1384	400 2nd Street	421,000	OFA filed on 4/29/16	Doug Vu	Proposed 350' office building within a three-building project including a 325' residential building and 200' tall hotel. (Central SoMa Project)
2017-000663	610-698 Brannan Street	2,030,560	OFA filed on 1/17/17	Ella Samonsky	Demo existing Flower Mart warehouse buildings and replace with new development, including a new Flower Mart (Central SoMa Project).
2015-012490	88 Bluxome Street	833,040	OFA filed on 2/6/18.	Linda Ajello Hoagland	Demolition of existing SF Tennis Club building. Construction of new office space, with publically-accessible fitness club, retail space and underground parking / loading. (Central SoMa Project)
2016-013312	542-550 Howard Street - Transbay Parcel F	288,677	OFA filed on 3/14/17	Nick Foster	New 61-story, approximately 800-ft mixed-use tower with 10 hotel floors containing approximately 220 guest rooms, 16 floors of office, 26 residential floors with 175 units, seven floors of shared amenity space.
2015-009704	505 Brannan Street	165,000	OFA filed on 3/6/18.	Doug Vu	"Phase II" addition (165', 11 stories) of office space onto an approved 85' "Phase I" office building approved by the Planning Commission on 12/11/14. With this newly planned addition, total building height would now be 250' and contain a total of approx. 300,000sf (Central SoMa Project).
2005.0759	725-735 Harrison	770,301	OFA filed on 3/30/18	Esmeralda Jardines	"Harrison Gardens" (Central SoMa Project). Demolition of existing buildings and construction of new office building ground floor retail and PDR.
Subtotal		8,906,165			

PRE-APPLICATION OFFICE PROJECTS*

*Projects that have submitted a pre-application (PPA or ENV) but on which no Office Allocation (OFA) entitlement application has been yet submitted

Small Office Cap					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2014.1616	1200 Van Ness Ave	27,000	EE filed on 9/21/15.	Mary Woods	Exact office square footage TBD.
2016-000346	Pier 70 (Orton)	40,000	CEQA clearance issued 7/6/17.	Don Lewis	Conversion of existing buildings to office.
2018-008661	701 Harrison Street	49,891	PPA issued on 8/20/18.	Esmeralda Jardines	New construction of 7-story office building with ground floor retail.
Subtotal		116,891			

Large Office Cap					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2017-011878	1201A Illinois Street	590,355	EE filed on 9/15/17.	Melinda Hue	Proposed project would involve construction of up to approximately 5.3 million gross square feet in a mixed commercial office, laboratory, PDR, and hotel use. Most new buildings would range in height of 65-180 ft, with one building at 300-ft.
Subtotal		590,355			

ANNUAL LIMIT FOR "SMALL" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	904,637
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Approval Period ¹	Unallocated Sq. Ft. ²	"Small" Office Annual Limit	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
1985-1986	0	75,000	75,000	No Projects	N/A	0	0	
1986-1987	75,000	75,000	150,000	1199 Bush	1985.244	46,645	46,645	
1987-1988	103,355	75,000	178,355	3235-18th Street	1988.349	45,350	45,350	aka 2180 Harrison Street
1988-1989	133,005	75,000	208,005	2601 Mariposa	1988.568	49,850	49,850	
1989-1990	158,155	75,000	233,155	No Projects	N/A	0	0	
1990-1991	233,155	75,000	308,155	No Projects	N/A	0	0	
1991-1992	308,155	75,000	383,155	1075 Front	1990.568	32,000	32,000	
1992-1993	351,155	75,000	426,155	No Projects	N/A	0	0	
1993-1994	426,155	75,000	501,155	No Projects	N/A	0	0	
1994-1995	501,155	75,000	576,155	No Projects	N/A	0	0	
1995-1996	576,155	75,000	651,155	No Projects	N/A	0	0	
1996-1997	651,155	75,000	726,155	No Projects	N/A	0	0	
1997-1998	726,155	75,000	801,155	No Projects	N/A	0	0	
1998-1999	801,155	75,000	876,155	1301 Sansome	1998.362	31,606	31,606	
1999-2000	844,549	75,000	919,549	435 Pacific	1998.369	32,500	169,550	
				2801 Leavenworth	200.459	40,000		
				215 Fremont	1998.497	47,950		
				845 Market	1998.090	49,100		
2000-2001	749,999	75,000	824,999	530 Folsom	2000.987	45,944	173,339	
				35 Stanford	2000.1162	48,000		
				2800 Leavenworth	2000.774	34,945		
				500 Pine	2000.539	44,450		See also 350 Bush Street - Large
2001-2002	651,660	75,000	726,660	No Projects	N/A	0	0	
2002-2003	726,660	75,000	801,660	501 Folsom	2002.0223	32,000	32,000	
2003-2004	769,660	75,000	844,660	No Projects	N/A	0	0	
2004-2005	844,660	75,000	919,660	185 Berry Street	2005.0106	49,000	49,000	
2005-2006	870,660	75,000	945,660	No Projects	N/A	0	0	
2006-2007	945,660	75,000	1,020,660	No Projects	N/A	0	0	
2007-2008	1,020,660	75,000	1,095,660	654 Minnesota	no case number	43,939	0	UCSF
2008-2009	1,095,660	75,000	1,170,660	No Projects	N/A	0	0	
2009-2010	1,170,660	75,000	1,245,660	660 Alabama Street	2009.0847	39,691	39,691	
2010-2011	1,205,969	75,000	1,280,969	No Projects	N/A	0	0	
2011-2012	1,280,969	75,000	1,355,969	208 Utah / 201 Potrero	2011.0468	48,732		EN Legitimization
				808 Brannan Street	2012.0014	43,881		EN Legitimization

ANNUAL LIMIT FOR "SMALL" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	904,637
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Approval Period ¹	Unallocated Sq. Ft. ²	"Small" Office Annual Limit	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
				275 Brannan Street	2011.1410	48,500	231,341	
				385 7th/1098 Harrison	2011.1049	42,039		EN Legitimization
				375 Alabama Street	2012.0128	48,189		EN Legitimization
2012-2013	1,124,628	75,000	1,199,628	No Projects	N/A	0	0	
2013-2014	1,199,628	75,000	1,274,628	3130 20th Street	2013.0992	32,081		
				660 3rd Street	2013.0627	40,000	72,081	
2014-2015	1,202,547	75,000	1,277,547	340 Bryant Street	2013.1600	47,536	135,402	
				101 Townsend Street	2014-002385	41,206		
				2101 Mission Street	2014.0567	46,660		
2015-2016	1,142,145	75,000	1,217,145	135 Townsend Street	2014.1315	49,995	135,829	
				360 Spear Street	2013.1511	49,992		aka 100 Harrison St
				1125 Mission Street	2015-000509	35,842		Approved 12/17/15, Motion No. 19538
2016-2017	1,081,316	75,000	1,156,316	300 Grant Avenue	2015-000878	29,703	215,436	Motion No. 19813
				2525 16th Street	2015-011529	43,569		Motion No. 19799
				144 Townsend Street	2015-017998	42,510		Motion No. 19846
				1088-1090 Sansome Street	2016-010294	49,814		Motion No. 19889
				77-85 Federal Street	2,012	49,840		Motion No. 19996
2017-2018	940,880	75,000	1,015,880	945 Market Street	2017-011465	47,552	186,243	
				120 Stockton Street	2016-016161	49,999		
				345 4th Street	2017-001690	49,901		
				420 Taylor Street	2017-016476	38,791		
2018-2019	829,637	75,000	904,637					
Total						1,689,302		

¹ Each approval period begins on October 17

² Carried over from previous year

ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available: **2,892,466**

Approval Period ¹	Unallocated Sq. Ft. ²	"Large" Office Annual Limit ³	Reduction per Section 321.1	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
1985-1986	0	875,000	(475,000)	400,000	No Projects	N/A	0	0	
1986-1987	400,000	875,000	(475,000)	800,000	600 California	1986.085	318,030		
					235 Pine	1984.432	147,500		
					343 Sansome	1985.079	160,449	625,979	
1987-1988	174,021	875,000	(475,000)	574,021	No Projects	N/A	0	0	
1988-1989	574,021	875,000	(475,000)	974,021	No Projects	N/A	0	0	
1989-1990	974,021	875,000	(475,000)	1,374,021	150 California	1987.613	195,503	195,503	
1990-1991	1,178,518	875,000	(475,000)	1,578,518	No Projects	N/A	0	0	
1991-1992	1,578,518	875,000	(475,000)	1,978,518	300 Howard	1989.589	382,582	382,582	aka 199 Fremont Street
1992-1993	1,595,936	875,000	(475,000)	1,995,936	No Projects	N/A	0	0	
1993-1994	1,995,936	875,000	(475,000)	2,395,936	No Projects	N/A	0	0	
1994-1995	2,395,936	875,000	(475,000)	2,795,936	No Projects	N/A	0	0	
1995-1996	2,795,936	875,000	(475,000)	3,195,936	No Projects	N/A	0	0	
1996-1997	3,195,936	875,000	(475,000)	3,595,936	101 Second	1997.484	368,800	368,800	
1997-1998	3,227,136	875,000	(37,582)	4,064,554	55 Second Street	1997.215	283,301		aka One Second Street
					244-256 Front	1996.643	58,650		aka 275 Saramento Street
					650 Townsend	1997.787	269,680		aka 699-08th Street
					455 Golden Gate	1997.478	420,000		State office building - see also Case No. 1993.707
					945 Battery	1997.674	52,715		
					475 Brannan	1997.470	61,000		
					250 Steuart	1998.144	540,000	1,685,346	aka 2 Folsom/250 Embarcadero
1998-1999	2,379,208	875,000	0	3,254,208	One Market	1998.135	51,822		
					Pier One	1998.646	88,350		Port office building
					554 Mission	1998.321	645,000		aka 560/584 Mission Street
					700 Seventh	1999.167	273,650		aka 625 Townsend Street
					475 Brannan	1999.566	2,500	1,061,322	addition to previous approval - 1997.470
1999-2000	2,192,886	875,000	0	3,067,886	670 Second	1999.106	60,000		
					160 King	1999.027	176,000		
					350 Rhode Island	1998.714	250,000		
					First & Howard	1998.902	854,000		First & Howard bldg #2 (405 Howard), #3 (505-525 Howard) & #4 (500 Howard)
					235 Second	1999.176	180,000		
					500 Terry Francois	2000.127	280,000		Mission Bay 26a
					550 Terry Francois	2000.329	225,004		Mission Bay 28
					899 Howard	1999.583	153,500	2,178,504	
2000-2001	889,382	875,000	0	1,764,382	First & Howard	1998.902	295,000		First & Howard bldg #1 (400 Howard)

ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available: **2,892,466**

Approval Period ¹	Unallocated Sq. Ft. ²	"Large" Office Annual Limit ³	Reduction per Section 321.1	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
					550 Terry Francois	2000.1293	60,150	355,150	Additional allocation (see also 2000.329)
2001-2002	1,409,232	875,000	0	2,284,232	350 Bush	2000.541	344,500		See also 500 Pine Street - Small
					38-44 Tehama	2001.0444	75,000		
					235 Second	2000.319	64,000		modify 1999.176
					250 Brannan	2001.0689	113,540		
					555 Mission	2001.0798	549,000		
					1700 Owens	2002.0300	0	1,146,040	Alexandria District - West Campus (160,100)
2002-2003	1,138,192	875,000	0	2,013,192	7th & Mission GSA	No Case	514,727	514,727	Federal Building
2003-2004	1,498,465	875,000	0	2,373,465	Presidio Dig Arts	No Case	839,301	839,301	Presidio Trust
2004-2005	1,534,164	875,000	0	2,409,164	No Projects	N/A	0	0	
2005-2006	2,409,164	875,000	0	3,284,164	201 16th Street	2006.0384	430,000	430,000	aka 409/499 Illinois
2006-2007	2,854,164	875,000	0	3,729,164	1500 Owens	2006.1212	0	736,832	Alexandria District - West Campus (158,500)
					1600 Owens	2006.1216	0		Alexandria District - West Campus (228,000)
					1455 Third Street/455 Mission Bay South Blvd/450 South Street	2006.1509	0		Alexandria District - North Campus (373,487)
					1515 Third Street	2006.1536	0		Alexandria District - North Campus (202,893)
					650 Townsend	2005.1062	375,151		
					120 Howard	2006.0616	67,931		
					535 Mission	2006.1273	293,750		
2007-2008	2,992,332	875,000	0	3,867,332	100 California	2006.0660	76,500		Additional allocation for First & Howard Building #3
					505-525 Howard	2008.0001	74,500		Redevelopment - Yerba Buena
					680 Folsom Street	No Case	117,000		Establishes Alexandria Mission Bay Life Sciences and Technology Development District ("Alexandria District") for which previously allocated office space and future allocations would be limited to 1,350,000 gsf to be distributed among designated buildings within district.
					Alexandria District	2008.0850	1,122,980		Alexandria District - East Campus (312,932)
					600 Terry Francois	2008.0484	0		

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Approval Period ¹	Unallocated Sq. Ft. ²	"Large" Office Annual Limit ³	Reduction per Section 321.1	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
					650 Terry Francois	2008.0483	0		Alexandria District - East Campus (291,367)
					1450 Owens	2008.0690	0	1,390,980	Alexandria District - West Campus (61,581)
2008-2009	2,476,352	875,000	0	3,351,352	No Projects	N/A	0	0	
2009-2010	3,351,352	875,000	0	4,226,352	850-870 Brannan Street	2009.1026	138,580		aka 888 Brannan Street
					222 Second Street	2006.1106	430,650	569,230	LEED
2010-2011	3,657,122	875,000	0	4,532,122	350 Mission Street	2006.1524	340,320		
					Alexandria District	n/a	200,000		under terms of Motion 17709
					Treasure Island	2007.0903	0	540,320	Priority Resolution Only
2011-2012	3,991,802	875,000	0	4,866,802	Alexandria District	n/a	27,020		under terms of Motion 17709
					850-870 Brannan St	2011.0583	113,753		aka 888 Brannan Street
					444 DeHaro St	2012.0041	90,500		
					460-462 Bryant St	2011.0895	59,475		
					185 Berry St	2012.0409	101,982		aka China Basin Landing
					100 Potrero Ave.	2012.0371	70,070		EN Legitimization
					601 Townsend Street	2011.1147	72,600	535,400	EN Legitimization
2012-2013	4,331,402	875,000	0	5,206,402	101 1st Street	2012.0257	1,370,577		Transbay Tower; aka 425 Mission
					181 Fremont Street	2007.0456	404,000		new office/residential building
					1550 Bryant Street	2012.1046	108,399		EN Legitimization
					1100 Van Ness Ave	2009.0885	242,987		CPMC Cathedral Hill MOB
					3615 Cesar Chavez	2009.0886	94,799		CPMC St. Luke's MOB
					345 Brannan Street	2007.0385	102,285		
					270 Brannan Street	2012.0799	189,000		
					333 Brannan Street	2012.0906	175,450		
					350 Mission Street	2013.0276	79,680		Salesforce (No. 2)
					999 Brannan Street	2013.0585	143,292		EN Legitimization - Dolby
					1800 Owens Street	2012.1482	700,000	3,610,469	Mission Bay Block 40
2013-2014	1,595,933	875,000	0	2,470,933	300 California Street	2012.0605	56,459		
					665 3rd Street	2013.0226	123,700		
					410 Townsend Street	2013.0544	76,000		
					888 Brannan Street	2013.0493	10,000		AirBnB - See Also 2011.0583B
					81-85 Bluxome Street	2013.0007	55,000	321,159	
2014-2015	2,149,774	875,000	0	3,024,774	501-505 Brannan Street	2012.1187	137,446		
					100 Hooper Street	2012.0203	284,471		
					390 Main Street	2012.0722	137,286		MTC Project - Verified on 4/14/15
					250 Howard Street	2014-002085	766,745		aka Transbay Block 5 (195 Beale St)
					510 Townsend Street	2014.0679	269,063		

ANNUAL LIMIT FOR "LARGE" SAN FRANCISCO OFFICE DEVELOPMENT

Amount Currently Available:	2,892,466
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Approval Period ¹	Unallocated Sq. Ft. ²	"Large" Office Annual Limit ³	Reduction per Section 321.1	Adjusted Annual Limit	Project Address	Case No.	Project Allocation	Total Allocated	Comments
					901-925 Mission Street	2011.0409	633,500	2,228,511	5M (Motions 19467 & 19468)
2015-2016	796,263	875,000	0	1,671,263	MBS Blocks 29 & 31	2014-002701	0		GSW Event Center (Design Only)
					645 Harrison Street	2013.1545	98,964		
					1455 & 1515 3rd St	2008.0850	0		Uber/Alexandria (Design Only)
					50 1st St	2006.1523	1,057,549		Motion No. 19636
					875 Howard St	2015-009141	70,881	1,227,394	Motion No. 19700
2016-2017	443,869	875,000	0	1,318,869	633 Folsom St	2014.1063	90,102		
					1500 Mission Street	2014-000362	0	90,102	Motion No. 19887 - DNX Approval (City Gov't. Office Bldg. - Approx. 464,000 GSF)
2017-2018	1,228,767	875,000	0	2,103,767	1 De Haro Street	2015-015010	86,301	86,301	
2018-2019	2,017,466	875,000	0	2,892,466					
Total							21,119,952		

¹ Each approval period begins on October 17

² Carried over from previous year

³ Excludes 75,000 gsf dedicated to "small" projects per Section 321(b)(4)

SMALL OFFICE APPROVALS - STATUS OF ALL PROJECTS

COMPLETE
REVOKED
18 MOS. EXPIRED
NO INFORMATION / NOT APPLICABLE
UNDER CONSTRUCTION
AWAITING ADDITIONAL INFORMATION

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
1986-1987	1985.244	1199 Bush	0280-031	46,645	11026	complete	1991	St. Francis Hospital
1987-1988	1988.349	3235-18th Street	3591-001/030	45,350	11451	complete		PG&E, aka 2180 Harrison Street
1988-1989	1988.568	2601 Mariposa	4016-001	49,850	11598	complete	1991	KQED
	1988.287	1501 Sloat	7255-002	39,000	11567	doesn't count	n/a	revoked 12/00
1990-1991	1990.238	350 Pacific	0165-006	45,718	13114	doesn't count	n/a	revoked 12/00
1991-1992	1990.568	1075 Front	0111-001	32,000	13381	complete	1993	
	1987.847	601 Duboce	3539-001	36,000	13254	doesn't count	n/a	revoked 12/00
1992-1993								No Projects Approved During Allocation Period
1993-1994								No Projects Approved During Allocation Period
1994-1995								No Projects Approved During Allocation Period
1995-1996								No Projects Approved During Allocation Period
1996-1997								No Projects Approved During Allocation Period
1997-1998								No Projects Approved During Allocation Period
1998-1999	1998.362	1301 Sansome	0085-005	31,606	14784	complete	1999	
1999-2000	1998.369	435 Pacific	0175-028	32,500	14971	complete	2003	
	2000.459	2801 Leavenworth	0010-001	40,000	15922	complete	2001	The Cannery
	1998.497	215 Fremont	3738-012	47,950	15939	complete	2002	
	1999.668	38-44 Tehama	3736-111	49,950	15967	doesn't count	n/a	reapproved as large project
	1998.090	845 Market	3705-09:18 into 3705-049	49,100	15949	complete	2006	Bloomingdale's
2000-2001	1999.821	178 Townsend	3788-012	49,002	16025	doesn't count	n/a	18mos exp 5/2/02; 2005.0470 new E & K appl for residential, building permit application no.200608290851 for residential submitted on 8/29/07; 9/4/08 CPC approves conversion to Residential (M17688) - Revoked on 1/23/09
	2000.987	530 Folsom	3736-017	45,944	16023	complete	2006	
	1999.300	272 Main	3739-006	46,500	16049	doesn't count	n/a	18mos exp 6/7/02; permit 200502185810 filed 2/05. 12/15/08 - Building Permit Application No. 200811136470 issued for demolition of two buildings on property. To be used for temp Transbay facility. REVOCATION LETTER ISSUED 3/16/09
	2000.1162	35 Stanford	3788-038	48,000	16070	complete	2007	
	2000.774	2800 Leavenworth	0011-007/008	34,945	16071	complete	2001	The Anchorage
	2000.552	199 New Montgomery	3722-021	49,345	16104	doesn't count	n/a	revoked 1/6/05

SMALL OFFICE APPROVALS - STATUS OF ALL PROJECTS

COMPLETE
REVOKED
18 MOS. EXPIRED
NO INFORMATION / NOT APPLICABLE
UNDER CONSTRUCTION
AWAITING ADDITIONAL INFORMATION

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	2000.1269	3433 Third	5203-23	42,000	16107	doesn't count	n/a	building permit application no. 200011014657 withdrawn on 11/9/06. REVOCATION LETTER ISSUED 9/25/07
	1999.795	177 Townsend	3794-4,7	46,775	16122	doesn't count	n/a	revoked 1/6/05
	2000.539	500 Pine	258-4 to 9/033	44450	16113	complete	n/a	BPA No. 200011024683 complete as of 3/22/17.
	2000.986	150 Powell	327-22	39,174	16118/164 23	doesn't count	n/a	time limit for construction extended (see Case No. 2002.0363B). Project converted to residential use (see Case No. 2006.1299)
	1998.281	185 Berry	3803-005	49,500	16143	doesn't count	n/a	new approval 2005
	2000.190	201 Second	3736-097	44,500	16148	doesn't count	n/a	converted to residential use
	2000.660	35 Hawthorne	3735-047	40,350	16174	doesn't count	n/a	converted to residential use - see 2004.0852 and building permit application no. 200509082369
	2000.122	48 Tehama	3736-084/085	49,300	16235	doesn't count	n/a	revoked at Planning Commission hearing on 6/9/11
	2000.723	639 Second	3789-005/857:971	49,500	16241	doesn't count	n/a	revoked 1/6/05
	1999.423	699 Second	3789-004/857:971	49,500	16240	doesn't count	n/a	revoked 1/10/05
2001-2002	2001.0050	3251 18th Street	3591-018	49,500	16451	doesn't count	n/a	6/28/07 - building permit application no. 200706285450 submitted to revise project and reduce office space to approx. 10,000 gsf. - REVOCATION LETTER ISSUED 8/16/07
2002-2003	2002.0223	501 Folsom Street	3749-001	32,000	16516	complete	2006	
2003-2004								No Projects Approved During Allocation Period
2004-2005	2005.0106	185 Berry Street	3803-005	49,000	17070	complete	2008	
2005-2006								No Projects Approved During Allocation Period
2006-2007	No Case	654 Minnesota	4042-003 & 004	43,939	none	complete	2009	Confirmed by UCSF via 7/13/2007 letter from UCSF and associated LoD
2007-2008								No Projects Approved During Allocation Period
2008-2009	2006.1294	110 The Embarcadero	3715-002	41,940	17804	doesn't count	n/a	18mos exp 7/14/10 - E appealed to BoS and overturned on 3/17/09. Application withdrawn and case closed on 12/30/09.
2009-2010	2009.0847	660 Alabama Street	4020-002	39,691	17973	complete	2011	CFC for building permit application no. 201001144798 issued on 3/23/11
2010-2011								No Projects Approved During Allocation Period
2011-2012	2011.0468	208 Utah / 201 Potrero	3932-017	48,732	18608	complete	2012	BPA No. 201205090093

SMALL OFFICE APPROVALS - STATUS OF ALL PROJECTS

COMPLETE
REVOKED
18 MOS. EXPIRED
NO INFORMATION / NOT APPLICABLE
UNDER CONSTRUCTION
AWAITING ADDITIONAL INFORMATION

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	2012.0014	808 Brannan Street	3780-004D	43,881	18559	complete	2013	BPA No. 201201031584
	2012.0128	375 Alabama Street	3966-002	48,189	18574	complete	2013	BPA No. 201209210308
	2011.1049	385 7th / 1098 Harrison	3754-017	42,039	18700	complete	2013	BPA No. 201212115895
	2011.1410	275 Brannan Street	3789-009	48,500	18672	complete	2013	BPA No. 201207164925
2012-2013								No Projects Approved During Allocation Period
2013-2014	2013.0992	3130 20th Street	4083-002	32,081	19188	complete	n/a	BPA No. 201409297604 issued 10/28/16.
	2013.0627	660 3rd Street	3788-008	40000	19234	complete	2015	BPA No. 201411252480 issued on 2/24/15.
2014-2015	2013.1600	340 Bryant Street	3764-061	47536	19311	complete	n/a	BPA 201305177189 issued 7/15/15.
	2014-002385	101 Townsend Street	3794-015	41,206	19338	complete	2015	BPA No. 201505055374 for change of use completed 9/10/15.
	2014.0567	2101 Mission Street	3575-091	46,660	19445	complete	2018	BPA No. 201312033192 issued 11/3/15. CFC issued 5/10/18.
2015-2016	2014.1315	135 Townsend Street	3794-022	49,995	19517	complete	2017	BPA No. 201601086717 complete 3/10/17.
	2013.1511	360 Spear Street	3745-009	49,992	19515	approved	n/a	No building permit filed for change of use.
	2015-000509	1125 Mission Street	3727-091	35,842	19538	complete	2017	BPA No. 201511021472 complete 3/14/17.
2016-2017	2015-000878	300 Grant Avenue	0287-014	29,703	19813	approved	n/a	BPA No. 201612275920 issued on 12/22/17.
	2015-011529	2525 16th Street	3966-001	43,569	19799	approved	n/a	BPA No. 201604185006 approved 6/6/17.
	2016-010294	1088-1090 Sansome Street	0135-009	49,814	19889	approved	n/a	No BPA yet filed.
	2015-017998	144 Townsend Street	3788-009A	42,510	19846	approved	n/a	BPA No. 201806263016 filed on 6/26/18 and under review by Planning.
	2012.1410	77-85 Federal Street	3774-444	49,840	19996	approved	n/a	BPA No. 201306200082 approved by Planning on 11/2/17.
2017-2018	2017-011465	945 Market Street	3704-240	47,552	20137	approved	n/a	BPA No. 201805017929 filed on 5/1/18 and under review by Planning.
	2016-016161	120 Stockton Street	0313-017	49,999	20173	approved	n/a	BPA No. 201805048215 filed on 5/4/18 and under review by Planning.
	2017-001690	345 4th Street	3751-165	49,901	20222	approved	n/a	BPA No. 201807194942 approved by Planning on 9/14/18.
	2017-016476	420 Taylor Street	0316-010	38,791	20289	approved	n/a	BPA No. 201712146457 filed on 12/4/17 and under review by Planning.

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

COMPLETE
REVOKED
18 MOS. EXPIRED
NO INFORMATION / NOT APPLICABLE
UNDER CONSTRUCTION
AWAITING ADDITIONAL INFORMATION

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
1986-1987	1986.085	600 California	0241-003 into 0241-027	318,030	11077	complete	1992	
	1984.432	235 Pine	0267-015	147,500	11075	complete	1991	
	1984.274	33 Columbus	0195-004	81,300	11070	doesn't count	n/a	revoked 12/00
	1985.079	343 Sansome	0239-002	160,449	11076	complete	1991	
1987-1988								No Projects Approved During Allocation Period
1988-1989	1984.199	524 Howard	3721-013	199,965	11683	doesn't count	n/a	reapproved in 1998 under Case No. 1998.843.
1989-1990	1987.613	150 California	0236-003 into 0236-019	195,503	11828	complete	2001	
1990-1991	1989.589	300 Howard	3719-005 into 3719-018	382,582	13218	complete	2001	aka 199 Fremont Street
1991-1992								No Projects Approved During Allocation Period
1992-1993								No Projects Approved During Allocation Period
1993-1994								No Projects Approved During Allocation Period
1994-1995	1994.105	101 Second Street	3721-072	386,655	13886	doesn't count	n/a	Reapproved in 1997 under Case No. 1997.484.
1995-1996								No Projects Approved During Allocation Period
1996-1997	1997.484	101 Second Street	3721-72:75 into 3721-089	368,800	14454	complete	2000	
1997-1998	1997.215	55 Second Street	3708-019A/033/034 into 3708-096	283,301	14542	complete	2002	aka One Second Street
	1996.643	244-256 Front	0236-018	58,650	14601	complete	2001	aka 275 Sacramento Street
	1997.787	650 Townsend	3783-009	269,680	14520	complete	2001	aka 699-08th Street
	No Case	455 Golden Gate	0765-002/003	420,000	none	complete	1998	State office building. See also case no. 1993.707.
	1997.674	945 Battery	0135-001	52,715	14672	complete	1998	
	1997.470	475 Brannan	3787-031	61,000	14685	complete	2001	
	1998.144	250 Steuart	3741-028 into 3741-035	540,000	14604	complete	2002	aka 2 Folsom/250 Embarcadero
1998-1999	1998.135	One Market	3713-006	51,822	14756	complete	2000	
	1998.843	524 Howard	3721-013	201,989	14801	doesn't count	n/a	revoked 6/11 under Case No. 2011.0503
	1998.646	Pier One	9900-001	88,350	none	complete	2003	Port office building

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

COMPLETE
REVOKED
18 MOS. EXPIRED
NO INFORMATION / NOT APPLICABLE
UNDER CONSTRUCTION
AWAITING ADDITIONAL INFORMATION

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	1998.321	554 Mission	3708-015/017/018 into 3708-095	645,000	14893	complete	2003	aka 560/584 Mission
	1999.167	700 Seventh	3799-001 into 3799-008	273,650	14895	complete	2006	aka 625 Townsend
	1999.566	475 Brannan	3787-031	2,500	14884	complete	2001	addition to previous approval - 1997.470
	1998.268	631 Folsom	3750-090	170,000	14750	doesn't count	n/a	project converted to residential - allocation revoked 12/00.
1999-2000	1999.106	670 Second	3788-043/044	60,000	14907	complete	2001	
	1999.027	160 King	3794-025	176,000	14956	complete	2002	
	1998.714	350 Rhode Island	3957-001	250,000	14988	complete	2004	
	1998.902	First & Howard	3721; 3736; 3737	854,000	15006	complete/approved	405 Howard - 2005; 505-525 Howard - under review; 500 Howard - 2003	18 mos exp 9/2/01. Includes 3 of 4 buildings at First & Howard (see bldg #1 - 400 Howard - below): bldg #2 - 405 Howard (3737-030) - 460,000 gsf office - 200002172133 - complete); bldg #3 - 505-525 Howard (3736-121/114) - 178,000 gsf office - 200610316514 currently (8/4/08) under review by Planning (see also 2008.0001 for additional allocation); bldg #4 - 500 Howard (3721-119) - 216,000 gsf office - 200006172952 - complete).

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

COMPLETE
REVOKED
18 MOS. EXPIRED
NO INFORMATION / NOT APPLICABLE
UNDER CONSTRUCTION
AWAITING ADDITIONAL INFORMATION

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	1999.176	235 Second	3736-061 into 3736-123	180,000	15004	complete	2002	
	2000.127	500 Terry Francois	3838; 3839 into 8721-001/010	280,000	15010	complete	2008	MB 26a
	1998.766	535 Mission	3721-068	252,000	15027	doesn't count	n/a	revoked and reapproved as residential
	1998.635	2101 Bryant	4080-007	148,000	15044	doesn't count	n/a	project converted to residential - allocation revoked 1/10/05
	2000.329	550 Terry Francois	3839; 3840 into 8721-001/011	225,004	15055	complete	2002	MB 28
	1999.583	899 Howard	3733-079	153,500	15062	complete	2005	
2000-2001	1998.902	First & Howard	3720-008	295,000	16069	complete	2008	First & Howard - Building #1 (400 Howard)
	2000.1293	550 Terry Francois	3839; 3840 into 8721-001/011	60,150	16110	complete	2002	addition to 2000.329.
	2000.1295	Mission Bay 26/2	3840; 3841 into 8721-001-012	145,750	16111	doesn't count	n/a	AKA MB 26 East. returned to cap for approval of 2002.0301
	1999.603	555 Mission	3721-69,70,78...	499,000	16130	doesn't count	n/a	project revised - allocation revoked and reapproved under Case No. 2007.0798.
	2000.277	801 Market	3705-48	112,750	16140	doesn't count	n/a	project abandoned per letter from sponsor
2001-2002	2000.541	350 Bush	269-2,2a,3,22...	344,500	16273	under construction	n/a	Building permit application no. 200708078938 issued 12/19/14.
	2001.0444	38-44 Tehama	3736-111	75,000	16280	complete	2003	
	2000.319	235 Second	3736-61,62,64-67	64,000	16279	complete	2002	modify 1999.176 - convert warehouse from PDR to office.
	2001.0689	250 Brannan	3774-25	113,540	16285	complete	2002	
	2001.0798	555 Mission	3721-69,70,78-81, 120	549,000	16302	complete	2008	
	2002.0301	Mission Bay 42/4	8709-10	80,922	16397	doesn't count	n/a	revoked and reapproved as 2002.1216 (1600 Owens)
	2002.0300	1700 Owens	8709-007	0*	16398	complete	2007	Alexandria District (160,100). West Campus. 164,828
2002-2003	No Case	7th/Mission GSA	3702-15 ...	514,727	none	complete	2007	Federal Building

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

COMPLETE
REVOKED
18 MOS. EXPIRED
NO INFORMATION / NOT APPLICABLE
UNDER CONSTRUCTION
AWAITING ADDITIONAL INFORMATION

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	2002.0691	499 Illinois/201-16th Street	3940-001	429,542	16483	doesn't count	n/a	revoked and reapproved as 2006.0384 (201 16th Street) MB Block X4
2003-2004	2001.1039	55 9th Street	3701-063	268,000	16760	doesn't count	n/a	200408111247 issued 5/19/05 - Authorization REVOKED by Planning Commission Motion Nos. 17521 and 17522 for proposal to convert project to residential use.
	2000.1229	Pier 30-32	3770-001	370,000	none	doesn't count	n/a	E, K & ! Cases created, no B case created. BCDC permit approved in 2003 and allocation made for accounting purposes, but permit never acted upon. 2/09 - 370,000 added back to cap because project does not appear to be moving forward.
	No Case	Presidio - Letterman Digital Arts		839,301	none	complete	2006	
2004-2005								No Projects Approved During Allocation Period
2005-2006	2006.0384	201-16th Street	3940-001	430,000	17223	complete	2008	aka 1409-1499 Illinois/MB Block X-4. 18 mos exp 10/6/07. Project (200607186938) complete 11/19/08
2006-2007	2006.1212	1500 Owens	8709-006	0*	17333	complete	2009	Alexandria District - West Campus (158,500); 200611298694 issued 5/24/07 (aka MBS Blk 41-43, Parcel 5). Under construction. Estimated completion in March 2009.
	2006.1216	1600 Owens	8709-004/010	0*	17332	complete	n/a	BPA 200711097802 completed 2/4/16.
	2006.1509	Alexandria District - North Campus (MB 26/1-3; 1455 Third Street/455 Mission Bay South Blvd/450 South Street)	8721-012/8720-011/016/017	0*	17401	complete/under construction	n/a	Alexandria District - North Campus (373,487); aka MBS Blk 26, Parcels 1-3, project proposes 3 buildings - building permit application no. 200704279921 (455 Mission Bay South Blvd.) COMPLETE on 11/17/09 for 5 story office/lab; 200705090778 (450 South Street) COMPLETE on 10/23/09 for "parking garage with 7 stories new building." BPA 201508245071 for 12-story office issued 11/2/16 and 201508245062 issued 11/3/16 for 7 story office/retail building.
	2006.1536	1515 Third Street	8721-012	0*	17400	under construction	n/a	Alexandria District - North Campus (202,893); aka MBS Blk 27, Parcel 1 see also 2006.1509. BPA 200806265407 withdrawn 11/3/16; new BPA 201508245062 issued 11/3/16 for 7 story office/retail building.

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

COMPLETE
REVOKED
18 MOS. EXPIRED
NO INFORMATION / NOT APPLICABLE
UNDER CONSTRUCTION
AWAITING ADDITIONAL INFORMATION

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	2005.1062	650 Townsend	3783-009	375,151	17440	complete	2009	18 mos exp 12/7/08. 200705151356 issued 2/20/08 - Conversion of existing structure into office - no major construction required. Final Inspection (3/16/09)
	2006.0616	120 Howard	3717-019	67931	17466	complete	n/a	Construction completed in 2012
	2006.1273	535 Mission	3721-068, 083	293750	17470	complete	n/a	18 mos exp 2/2/09; 2/12/08 - 200508049463 issued by CPB on 8/21/08. Appealed to Board of Permit Appeals on 8/29/08 (Appeal No. 08-137) - appeal withdrawn and permit reinstated on 8/29/08. Separate permits issued for pile indicators, site cleanup and fencing. 10/24/08 - Construction started in early 2013.
2007-2008	2006.0660	100 California	0236-017	76,500	17544	approved	n/a	18 mos exp 7/31/09. No building permit on file as of 5/18/11. Beacon Capital started the process and then allegedly sold to Broadway Partners, who are reputed to be current owners- no current status 6/16/14 update - Broadway Partners website lists the property as theirs. No building permits relating to project on file. Site visit on 6/17/14 shows no signs of upcoming construction activity.
	2008.0001	505-525 Howard	3736-001:004/114/121	74,500	17641	complete	n/a	18 mos exp 12/26/09. 200610316514 for new construction COMPLETED on 3/11/14. "First & Howard" bldg 3 - see 1998.902. 2005.0733 on file to legalize existing surface parking lot.
	No Case	680 Folsom Street	3735-013	117,000	none	complete	n/a	Redevelopment (Yerba Buena)
	2008.0850	Alexandria District	various	1122980	17709	approved	n/a	Establishes Alexandria Mission Bay Life Sciences and Technology Development District ("Alexandria District") to consolidate previous and future allocations.
	2008.0484	600 Terry Francois	8722-001	0*	17710	approved	n/a	Alexandria District - East Campus (312,932) - schematic design.
	2008.0483	650 Terry Francois	8722-001	0*	17711	approved	n/a	Alexandria District - East Campus (291,367) - schematic design.
	2008.0690	1450 Owens	8709-006	0*	17712	approved	n/a	Alexandria District - West Campus (61,581) - schematic design as of 4/2011
2008-2009								No Projects Approved During Allocation Period

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

COMPLETE
REVOKED
18 MOS. EXPIRED
NO INFORMATION / NOT APPLICABLE
UNDER CONSTRUCTION
AWAITING ADDITIONAL INFORMATION

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
2009-2010	2009.1026	850-870 Brannan Street	3780-006/007/007A/072	138,580	18095	complete	2013	aka 888 Brannan Street
	2007.0946	Candlestick Point - Hunter's Point	Candlestick Point and Hunter's Point Shipyard	800000	18102	approved	n/a	NO ALLOCATION GRANTED YET. First 800,000 gsf of office development within the Candlestick Point - Hunter's Point Project Area to receive priority office allocation over all projects except the Transbay Transit Tower or those within Mission Bay South.
	2006.1106	222 Second Street	3735-063	430650	18170	complete	n/a	BPA No. 200711309386
2010-2011	No Case	Alexandria District	various	200000	17709	approved	n/a	additional allocation per terms of Motion 17709 by Letter of Determination
	2006.1524	350 Mission Street	3710-017	335000	18268	complete	n/a	
	2007.0903	Treasure Island	1939-001/002	0	18332	approved	n/a	Priority Resolution Only for 100,000gsf.
2011-2012	No Case	Alexandria District	various	27020	17709	approved	n/a	additional allocation per terms of Motion 17709 by Letter of Determination
	2011.0583	850-870 Brannan Street	3780-006, 007, 007A, and 072	113,753	18527	approved	2013	aka 888 Brannan Street
	2011.1147	601 Townsend Street	3799-001	72,600	18619	approved	n/a	BPA No. 201408063120 approved by Planning on 8/8/14, but not yet issued by DBI. Project sponsor proposed to withdraw on 8/3/16.
	2009.0885	1100 Van Ness Ave	0694-010	242,987	18599	doesn't count	n/a	CPMC - Cat Hill MOB; rescinded & reallocated in 2013 cycle
	2011.0895	460-462 Bryant St	3763-015A	59475	18685	complete	n/a	BPA No. 201312194664 issued on 5/22/14.
	2012.0041	444 DeHaro St	3979-001	90500	18653	complete	2013	BPA No. 201312194626 issued on 12/31/13.
	2012.0409	185 Berry St	3803-005	101982	18690	complete	n/a	aka China Basin Landing.
	2012.0371	100 Potrero Ave.	3920-001	70070	18704	complete	2013	EN Legitimization. BPA No. 201212286973 issued 5/6/13.
	2009.0886	3615 Cesar Chavez	6576-021	99,848	18595	doesn't count	n/a	CPMC - St. Luke's MOB; rescinded & reallocated in 2013 cycle
2012-2013	2012.0257	101 1st Street	3720-001	1,370,577	18725	under construction	n/a	Transbay Tower; aka 425 Mission St. BPA No. 201303132080.
	2007.0456	181 Fremont Street	0308-001	361038	18764	under construction	n/a	BPA No. 201305015894 issued 12/26/13.
	2012.1046	1550 Bryant Street	3923-006	108,399	18732	complete	2013	EN Legitimization. BPA No. 201302069627
	2012.1482	1800 Owens	8727-005	700,000	18807	complete	2017	Mission Bay Block 40. BPA No. 201409045458 issued 11/12/15.
	2009.0885	1100 Van Ness Ave	0694-010	242987	18890	under construction	n/a	CPMC - Cat Hill MOB; BPA 201112090400
	2009.0886	3615 Cesar Chavez	6576-021	94799	18886	under construction	n/a	CPMC - St. Luke's MOB
	2007.0385	345 Brannan Street	3788-039	102285	19000	complete	2015	BPA 200810275193 completed and CFC issued 10/14/15

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

COMPLETE
REVOKED
18 MOS. EXPIRED
NO INFORMATION / NOT APPLICABLE
UNDER CONSTRUCTION
AWAITING ADDITIONAL INFORMATION

Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
	2012.0799	270 Brannan Street	3774-026	189000	18988	complete	2016	BPA No. 201312174402 issued on 4/25/14. Foundation and Superstructure Addendum approved. Architectural Addendum under review by DBI/DPW/PUC. "Groundbreaking" in August 2014.
	2012.0906	333 Brannan Street	3788-042	175,450	18952	complete	2015	BPA No. 201306280744 completed and CFC issued 10/14/15.
	2013.0276	350 Mission Street	3710-017	79,680	18956	complete	2017	Salesforce (No. 2). BPA No. 201108011461 complete 3/23/17.
	2013.0585	999 Brannan Street	3782-003	143292	18950	complete	2014	EN Legitimization. BPA No. 201306280728 issued 4/28/14.
2013-2014	2012.0605	300 California Street	0238-002	56459	19034	approved	n/a	Approved 12/5/13. No BPA filed.
	2013.0226	665 3rd Street	3788-041	123,700	19012	complete	2013	BPA No. 201311222636 issued on 12/31/13 to legalize office space.
	2013.0544	410 Townsend Street	3785-002A	76,000	19062	complete	2015	BPA No. 201306260587 issued on 10/29/15.
	2013.0493	888 Brannan Street	3780-006, 007, 007A, and 072	10000	19049	complete	2014	AirBnB (No. 2) to convert GF parking to office.
	2013.0007	81-85 Bluxome Street	3786-018	55,000	19088	complete	2016	BPA No. 201404072588 completed and CFC issued on 12/1/16.
2014-2015	2012.1187	501-505 Brannan Street	3786-038	137446	19295	under construction	n/a	BPA No. 201508285498 issued on 2/8/16.
	2012.0203	100 Hooper Street	3808-003	284471	19315	under construction	n/a	BPA Nos. 201410239755 and 201410209377 issued 12/17/15.
	2012.0722	390 Main Street	3746-002		n/a	complete	2017	Conversion of former gov. agencies to office space.
	2014-002085	250 Howard Street	3718-012, 025, 027	766,745	19413	under construction	n/a	BPA No. 201504274732 issued on 10/28/15.
	2014.0679	510 Townsend Street	3784-007, 080	269,063	19440	under construction	n/a	BPA No. 201503050110 issued on 2/11/16.
	2011.0409	901-925 Mission Street	3725-005, 006, 008, 009, 012, 098, 093	633,500	19467, 19468	approved	n/a	5M Project; No building permit filed.
2015-2016	2013.1545	645 Harrison Street	3763-105	98,964	19524	under construction	n/a	BPA No. 201703101213 issued on 4/3/2017.
	2014-002701	MBS Blocks 29 & 31	8722-001	0	19502	under construction	n/a	GSW Event Center (Design Only); BPA No. 201606149952 (11-story office bldg.) issued on 4/11/17.
	2008.0850	1455 & 1515 3rd St	8721-029, 033	0	19619	under construction	n/a	Uber/Alexandria (Design Only); BPA No. 201508245071 (12-story office bldg.) issued 11/2/16; BPA No. 201508245062 (7-story office/retail bldg.) issued 11/3/16.
	2006.1523	50 1st St	3708/055	1,057,549	19636	under construction	n/a	BPA No. 201510301303 issued 7/5/17.
	2015-009141	875 Howard St	3733/079	70,881	19700	complete	2018	BPA No. 201707182101 completed on 3/5/18.
2016-2017	2014.1063	630 Folsom St	3750/079	90,102	19815	approved	n/a	BPA No. 201706018184 issued on 3/21/18.
	2014-000362	1500 Mission St	3506-006, 007, 008-01	0	n/a	under construction	n/a	BPA No. 201606200387 issued on 10/3/17.

LARGE OFFICE APPROVALS - STATUS OF ALL PROJECTS

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REVOKED
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Date	Case No.	Address	APN	Size	Motion	Status	Completion	Comments
2017-2018	2015-015010	1 De Haro St	3800-004, 005	86,301		approved	n/a	BPA No. 201710121125 filed on 10/12/17 and under review by Planning.