

***BIC Regular Meeting
of
July 20, 2022***

Agenda Item 4b

**MAJOR PROJECTS
(6/01/2022 - 6/30/2022)**

Application #	Address	File Date	Issue Date	Complete Date	Status Code	Project Description	# Net Units	# of Stories	Construction Valuation (\$ Millions)	Priority/Premium	Proposed Use	Contact Name/Phone #
201406259383	800 INDIANA ST	25-Jun-14	9-Oct-15	16-Jun-22	COMPLETE	TO ERECT 5 STORIES 1 BASEMENT 326 DWELLING UNITS RESIDENTIAL PARKING ACCESSORY USES BUILDING. ** MAHER: COMPLIANCE WITH ORDINANCE NO# 155-13 REQUIRED; ROUTE TO DPH **	326	5	\$115.0		APARTMENTS	MYER MIKE ; GARDNER MAX VAN HORNE JEFF 4082192859 AVALON BAY COMMUNITIES 400 RACE ST SAN JOSE CA 95126-0000
201806202372	242 HAHN ST	20-Jun-18	15-Feb-19	24-Jun-22	COMPLETE	PRIORITY PROCESSING. ERECT 5-STORY TYPE 5-A OVER TYPE 1-A 1 BASEMENT 167 DWELLING UNITS PARKING OFFICES COMMUNITY ROOM BUILDING;	167	5	\$80.0	Yes	APARTMENTS	ROBERT NIBBI 4158631820 NIBBI BROS ASSOC INC 1000 BRANNAN STREET STE 102 SAN FRANCISCO CA 94103-0000
201808137195	201 MACALLA RD	13-Aug-18	10-Jun-19	24-Jun-22	COMPLETE	MAYOR'S EXECUTIVE DIRECTIVE 17-02 ONLY. YERBA BUENA PROJECT. TO ERECT 6 STORIES 1 BASEMENT TYPE III-A OVER TYPE I-A 124 UNITS RESIDENTIAL BUILDNG WITH PARKING. (R-2 A-3 S-2) ** MITIGATION MEASURES APPLY 475475	124	6	\$68.3	Yes	APARTMENTS	KATHRYN CAHILL THOMPSON 4159860600 CAHILL CONTRACTORS LLC. 425 CALIFORNIA ST SAN FRANCISCO CA 94104-0000
201805159202	793 SOUTH VAN NESS AV	15-May-18	5-Dec-18	28-Jun-22	COMPLETE	TO ERECT 7 STORIES NO BASEMENT TYPE III-A OVER I-A 75 UNITS RESIDENTIAL RETAIL & PARKING. (R-2 A M S-1 S-2) ** MAHER: N/A **	75	7	\$20.1		APARTMENTS	Blank

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201612275920	300 GRANT AV	27-Dec-16	22-Dec-17	7-Jun-22	COMPLETE	TO ERECT 6 STORIES 1 BASEMENT TYPE I-B OFFICE & RETAIL BUILDING (B M). NEW BUILDING ON BOTH LOT# 13 & 14. Life safety generator elevator fire pump ERRCS on future addenda. ** MAHER: DISTURBANCE OF AT LEAST 50 CU.YD. OF SOIL. ROUTE TO HEALTH **	0	6	\$19.0		OFFICE	PAUL GREGORY COSKO 4159862718 HATHAWAY DINWIDDIE CO. 275 BATTERY ST SAN FRANCISCO CA 94111
201904117722	45 FREMONT ST	11-Apr-19	12-Nov-19	1-Jun-22	COMPLETE	SELECTIVE DEMO WITHIN THE (E) BSMT & GROUND FL LOBBY. DEMO NON-EGRESS COMMUNICATION STAIR (LEVEL 2 - BSMT) PLUS SLAB INFILL @ LEVEL 1 & 2 (WHERE REMOVED). EXPANSION OF GROUND FL LOBBY INCLUDE NEW EXTERIOR LANDSCAPE IN SOUTHERN PLAZA. NEW STORE FRONT ENTRY BICYCLE ENTRY & BASEMENT BICYCLE AMENITY.	0	34	\$16.5		OFFICE	KRISTIN TURNEY 9253227883 RICHLIN CONSTRUCTION 115 ASPEN DR PACHECO CA 94553-0000
202206176565	10 SOUTH VAN NESS AV	17-Jun-22			FILED, New	ERECT 55-STORIES OVER 2-BASEMENT MIXED USE RESIDENTIAL BUILDING WITH 966 DWELLING UNITS RETAIL AND SERVICES USE AND PARKING. (R-2 M A-2 A-3 S-2). PROJECT WILL INCLUDER MERGER OF LOTS 004 AND 003A ON BLOCK 3506. MAHER ORD 155-13 APPLIES.	966	55	\$430.0		APARTMENTS	Blank

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(6/01/2022 - 6/30/2022)**

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202206176597	11 FRIDA KAHLO WY	17-Jun-22			FILED, New	DIR #17-02: 100% AFFORDABLE HOUSING - ERECT IIIA & IA 7-STORY 151 RESIDENTIAL UNIT MIX-USED BUILDING	151	7	\$80.0	Yes	APARTMENTS	Blank
202206025492	925 BRYANT ST	2-Jun-22			FILED, New	ERECT NEW TYPE 3A OVER 1A 7-STORY OVER 1-BASEMENT MIXED USE BUILDING WITH 218 GROUP HOUSING UNITS INCLUDING GARAGE BUILDING AMENITIES GROUND FL COMMERCIAL & ROOF DECK.	218	7	\$23.7		APARTMENTS	Blank
202206146260	819 ELLIS ST	14-Jun-22			FILED, New	TO ERECT 16 STORIES 1 BASEMENT TYPE I-B 165 RESIDENTIAL WITH RETAIL MIXED USE BUILDING. (R-2 M S-2)	165	16	\$16.0		APARTMENTS	SEAN SULLIVAN 4152061578 JS SULLIVAN CONSTRUCTION INC 2044 FILLMORE STREET 3RD FLOOR SAN FRANCISCO CA 94115-0000

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202206106082	945 MARKET ST	10-Jun-22			FILED, New	EXTERIOR: INCLUDES NEW CLADDING OF (E) BLDG MARQUEE N CLADDING OF (E) CABLE NET CURTAIN WALL SURROUND N RETAIL DISPLAY WINDOWS AT BLDG ENTRANCE EXTERIOR LIGHTING UPGRADES DEMO OF (E) BANNER OUTRIGGERS & N PUNCHED WINDOW OPENING AT REAR FACADE. INTEROR: N STRUCTURAL PEDESTRIAN BRIDGE AT LVL 2 ..	0	5	\$10.6		RETAIL SALES	FABIAN VALDIOSERA 4159081020 SKYLINE CONSTRUCTION 505 SANSOME ST. 7TH FLOOR SAN FRANCISCO CA 94111-0000
202206075794	120 KEARNY ST	7-Jun-22			FILED, New	INTERIOR TI: (N) NON-STRUCTURAL PARTITIONS LIGHT FIXTURES FINISHES MILLWORK PLUMBING FIXTURES. REMODEL ELEVATOR LOBBY & COMMON CORRIDOR. UPGRADES TO RESTROOMS ACCESSABILITY. MEP & STRUCTURAL INCLUDED. FIRE LIFE SAFETY & SPRINKLER UNDER SEPARATE PERMITS.	0	38	\$5.1		OFFICE	Blank

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201912270786	1000 MARKET ST	27-Dec-19	21-Jun-22		ISSUED, New	EXTERIOR: RENOVATE ENTRANCE. REPAIR WINDOWS. INTERIOR: UPGRADE ENTRANCE AND COMMON AREA. ON RESIDENTIAL FLOORS REMODEL (E) UNITS BATHROOMS & REPLAE ENTRY DOORS; PROVIDE CODE REQUIRED MOBILITY & COMMUNICATION ROOMS. MEP INCLUDED. LIFE-SAFETY UNDER A SEPERATE PERMIT.	0	4	\$10.7	Yes	APARTMENTS	HALPERIN JEFF 5105277883 D & H CONSTRUCTION 2107 KEARNEY ST EL CERRITO CA 94530-0000
202202188358	121 SPEAR ST	18-Feb-22	1-Jun-22		ISSUED, New	4/F: Construction of new non-structural partitions doors frames hardware ceilings millwork and finishes. MEP deferred. Structural drawings and calcs included.	0	25	\$6.2		OFFICE	MIKE SCRIBNER 4158175100 BCCI CONSTRUCTION COMPANY 1160 BATTERY ST SAN FRANCISCO CA 94111-0000
Total Construction Valuation Major Projects (≥\$5m) completed in June 2022, filed, and issued						\$901.1 million	vs. May 2022			\$411.7 million	↑ 84.1%	
Total Units Major Projects (≥\$5m) completed in June 2022, filed, and issued						2,192	vs. May 2022			1,370	↑ 166.7%	

Major Projects Report Summary (6/01/2022 – 6/30/2022)

Major Projects (\geq \$5 million) that were completed, filed, or issued in June 2022.

There was an **84.1%** increase (**\$411.7 million**) in total Construction Valuation compared to May 2022.

There was a **166.7%** increase (**1,370**) in the number of Net Unitsⁱ compared to May 2022.

Percent change in construction valuation and net units, between May 2022 and June 2022:

Category	Total Construction Valuation	Net Units
Completed permits	362.1%	272.0%
Filed permits	112.3%	227.5%
Issued permits	-89.0%	NA

CATEGORY	SUMMARY, April (5/01/2022 – 5/31/2022)			SUMMARY, May (6/01/2022 – 6/30/2022)			Comparison	
	Construction Valuation (\$ Millions)	Net Units		Construction Valuation (\$ Millions)	Net Units		Construction Valuation (\$ Millions)	Net Units
COMPLETED	\$69.0	14.1%	186	\$318.8	35.4%	692	\$249.8	506
FILED	\$266.3	54.1%	458	\$565.4	62.7%	1,500	\$299.0	1,042
ISSUED	\$154.2	31.5%	178	\$16.9	1.9%	0	-\$137.2	-178
TOTAL	\$489.5	100.0%	822	\$901.1	100.0%	2,192	\$411.7	1,370
Change by Percentage							↑84.1%	↑166.7%

ⁱ The number of net units is the difference between the existing number of units and the proposed number of units listed on the permit.

Major Projects Report

Building Inspection Commission, July 20, 2022

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 6/1/2022-6/30/2022

FILED

Count – 6

Valuation - \$565.4M

Net Housing Units – 1,500



10 South Van Ness Avenue, image via Crescent Heights

- 10 S. Van Ness Ave.
- 966 units
- \$430M



Balboa Reservoir Block F view at the northwest intersection, rendering by David Baker Architects

- 11 Frida Kahlo Way
- 151 100% affordable units
- \$80M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 6/1/2022-6/30/2022

ISSUED

Count – 2

Valuation - \$16.9

Net Housing Units – 0



Image by HomeRise

- 1000 Market St. - major renovation
- 58 unit affordable housing building
- \$10M



Image by LoopNet

- 121 Spear St.
- Commercial 4th floor renovation
- \$6M

Major Projects Update and Highlights

- Major projects are those with a valuation of \$5M or greater
- Data from: 6/1/2022-6/30/2022

COMPLETED

Count – 6

Valuation - \$318.8M

Net Housing Units – 692



Image by Avalon Dogpatch

- 800 Indiana St.
- 326 units
- \$115M



Image by Google

- 242 Hahn St. – a.k.a. 290 Malosi
- 167 100% affordable units
- \$80M



THANK YOU