BIC Meeting of April 17, 2013

Agenda Item #5d

MAJOR PROJECTS

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7	6	5	4	ω	2	μ.	No.
200610316514	200608290880	200607207084	200607146588	200605242388	200508049463	200412211855	Application #
505 Howard Street	1080 Sutter Street	1411 Market Street	1844 Market Street	601 Duboce Avenue	535 Mission Street	401 Harrison Street (#2 Rincon Hill)	Address
11 stories office with commercial	Erect 11 stories, 35 dwelling units mixed used building	Erect 35 stories, 719 dwelling units with retail and parking and assembly space	8 stories residential, retail/ parking assembly building	4 stories medical office	To erect 27 stories with 1 basement building for retail, office, parking	48 stories residential condominium	Project Description
0	35	719	113	0		312	# Units
11	11	35	∞	4	27	48	# of Stories
٠٠	∿	\$	v	. ₩	÷	٠٠.	Estima Const
71,000,000	7,500,000	170,466,594	33,800,000	20,000,000	96,820,000	140,725,711	nated/ REVISED struction Cost
Addenda #4 & #8 reviews under DBI	Addendum #5 review under DBI	Addenda #1 & 2 reviews under DBI	Addenda #2 & #4 reviews under DBI.	Reinstated 7-06-2011. Site permit review under Planning. Application EXPIRED 6/09/2010	Permit issued 8/21/08 96,820,000 Permit suspended 9/03/08 Reinstated 9/29/08	Addenda #3 and #4 reviews under DBI.	Status/Remark
Owner: Foundry Square, LP (415)333- 8080 Contractor: Owner/same	Owner: 1080 Sutter Street LLC c/o JS Sullivan Devt LLC (415)206-1578 Architect: Neil Kaye (415)626-8977	Owner: Tenth & Market LLC/Crescent Height of America (212)742-2126 Architect: Jack Price (415)333-8080	Owner: Bayrock Residential (510)594- 8811 Architect: Christiani Johnson (415)243-9485	Owner: CA Pacific Med Ctr UCS (415)600-7656 Arch: Smith Group/SOMA Joint Venture/Stephen Peppler (415)227-0100	Owner: Beacon Capital Partners (415)970-4606 Architect: HOK (415)243-0555	Owner: 401 Harrison Investor LLC, (415)309-7504 Architect: Peter Noone (312 896-1100; Doug Wehde (415)954-1960	Contact Name/Phone #

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14	13	12	11	10	9	∞	No.
200912223671	200810315586	200809252660	200712069866	200711309386	200705010141	200705010136	Application #
401 Innes Street	1415 Mission Street	1450 Franklin Street	1285 Sutter Street	222 - 2nd Street	1000 Mississippi Street	72 Townsend Street	Address
5 stories residential and parking	Construction of 14 stories with 3 basements, 117 units of commercial mixed use building	to erect 13 stories, 69 residential units and commercial building with parking	Erect 13 stories, 107 condominiums and ground floor commercial with 4 basements	25 stories office retail and parking, public assembly	4 stories, 3 basements residential condo building	Seven (7) story addition to existing 2 story building commercial warehouse, addition of residential parking & 74 residential units	Project Description
35	117	69	107		28	74	# Units
5	14	13	13	25	7	7	# of Stories
❖	\$	₩	.	v	٠.	₩.	Estimate Constru
9,089,579	4,130,000	30,860,000	46,000,000	48,000,000	8,857,911	31,300,000	Estimated/REVISED Construction Cost
Site permit review under DBI/Mech. Application expired 12/18/2011.	4,130,000 Permit review under DBI	reinstated 6025098 per BPA letter dated 5-21-09	Addenda #8 & 9 reviews under DBI	Site permit reviews under Planning and DBI	Site permit review under DBI. Application EXPIRED 5/13/2012	Addenda # 2 & 3 reviews under DBI	Status/Remark
Owner: Lenar Urban (415)333-8080 Architect: Fred Pollack (415)974-5352	Owner: R&K Investments (415)357-1200 Architect: Clark Manus (415)247-1100	Owner: Pacific Heights Franklin Partners (121 Spear St, Ste 250) Architect: Clay Fry (510)865-8663	Owner: Bayrock Residential (510)873- 8880 Architect: David Johnson (415)243-9484	Owner: TS 222 Second St LP (415)644- 0435 Architect: Gensler/Karla Avila (415)433-3700	Owner: 1000 Mississippi St Investors (415)551-7884 Architect: Ian Brichall & Asso /Jee-Hee Haar-Farris (415)512-9660	Owner: 72 Townsend LLC (415)456-8972 Architect: John Frederick (415)673-8990	Contact Name/Phone #

Owner: GLL Development & Mgt (no phone #) Architect: Clifton Boswell (415)352-6811	Addendum #2 review under DBI. Addendum #1 review completed	\$ 100,217,140	27		Erect 27 stories office, retail and parking building	350 Mission Street	201108011461	22
Owner: 260 Fift Street LLC (415)775-7005 Architect: Holly Arnold (415)381-2074	Addendum #3 review under DBI	\$ 76,510,000	9	282	Erect mixed used residential 282 units building	900 Folsom Street	201106017208	21
Owner: Chinatown Comm Devt (415)929-0712 Architect: Anne Tornet (415)864- 6407	Addendum #4 review under DBI	\$ 20,000,000	6	76	Erect 6 stories, 75 units 255 Broadway North Street residential, mercantile, assembly building	255 Broadway North Street	201105166063	20
Owner: UDR, RE3 (415)333-8080 Contractor: Robert Nibbi (415)863- 1820	Addenda #5 and #9 reviews under DBI	\$ 104,500,000	∞	315	8 stories residential, retail and parking; 265,000 sf new residential & 10,270 sf non- residential retail	185 Channel Street	201104224606	19
Owner: 270 Valencia Street LLC (415)333-8080 Architect: John Conley (213)895-7800	Addendum #5 review under DBI	\$ 34,600,000	9	114	Erect 9 stories, 114 residential units with retail and parking building	1998 Market Street	201012217106	18
Owner: 2001 Market LLC (415)395-0880 Architect: David Israel (415)293-5700	40,700,000 Addendum #5 review under	\$ 40,700,000	00	82	Erect 8 stories, 82 residential units with retail and garage building	38 Dolores Street	201012206990	17
Owner: CRP/Cypress Market Street LLC (415)333-8080 Architect: Charlie Kridler (415)433-3700	Addenda #1 & 2 reviews under DBI	\$ 60,000,000	5		Erect 5 stories retail, parking and storage building	949 Market Street	201011084497	16
Owner: 45 Lansing Devt LLC (305)374-5700 Architect: Brendan Dunnigan (415)356-3800	Addenda #2 & #3 reviews under DBI	\$ 75,000,000	39	320	39 stories residential	45 Lansing Street	201009140800	15
Contact Name/Phone #	Status/Remark	Estimated/REVISED Construction Cost	# of Stories	# Units	Project Description	Address	Application #	No.

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stories residential and ommercial building stories residential with ommercial	6 stories residential/parking 6 stories residential and commercial building 6 stories residential with commercial	Erect 5 stories over 1 basement, 40 residential and commercial building 6 stories residential/parking 6 stories residential and commercial building 6 stories residential with commercial	Erect 6 stories, 38 units residential, commercial and condominium building Erect 5 stories over 1 basement, 40 residential and commercial building 6 stories residential and commercial and commercial building 6 stories residential and commercial building	Erect 6-story building of Police HQ/Fire Station Erect 6 stories, 38 units residential, commercial and condominium building Erect 5 stories over 1 basement, 40 residential and commercial building 6 stories residential and commercial ocommercial building 6 stories residential with commercial	Erect 17 stories, 273 units residential, retail and parking building Erect 6-story building of Police HQ/Fire Station Erect 6 stories, 38 units residential, commercial and condominium building Erect 5 stories over 1 basement, 40 residential and commercial building 6 stories residential and commercial of stories residential and commercial building 6 stories residential with commercial
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\$ 25,000,000	24,000,000	6,300,000	17,557,975 6,300,000 24,000,000 25,000,000	164,000,000 17,557,975 6,300,000 24,000,000	84,965,000 164,000,000 17,557,975 6,300,000 24,000,000
Addendum #2 review under DBI	Addenda # 3 & #4 reviews under DBI Addendum #2 review under DBI	Addendum #3 review under DBI Addenda # 3 & #4 reviews under DBI Addendum #2 review under DBI	Addendum #3 review under Addendum #3 review under DBI Addenda # 3 & #4 reviews under DBI Addendum #2 review under DBI		
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38 201209190112	37 201209069080	36 201207054130	35 201205100184	34 201203276954	33 201203276949	32 201202214559	
90112 266 - 4th Street	69080 33 - 8th Street						
) Street	Street	690 Long Bridge Street	220 Geary Street	370 Drumm Street (8 Washington Street)	99 Jackson Street (8 Washington Street)	1800 Van Ness Avenue	
Erect Central Transit subway station	19 stories residential and commercial building	Erect 16 stories, 273 units apartments and parking building	Partial demolition of union	12 stories residential	Assembly	To erect 8 stories, 98 dwelling units, 2 basements	
	550	273		134		98	
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\$	\$ 1	\(\chi_{\tau} \)	❖	\$ 1	\$	\$	
38,314,494	133,333,000	92,000,000	16,126,562	155,000,000	9,000,000	36,130,000	
New construction permit reviews under Planning & DBI	Owner Department review approved 1111 Archi	Addeundum #1 review under DBI	Alterations permit under review DBI/Mech	Site permit review under DBI	9,000,000 Site Permit review under DBI	Addendum #3 review under Planning	
Owner: CCSF-SFMTA c/o John Funghi (415)701-2311 Architect: Denis Henmi (415)777- 4770	Owner: 1169 Market St LP (415)864- 1111 Architect: Arquitectonica (213)895- 7800	Owner: EQR-Mission Bay Block 13 Ltd (415)474-2690 Architect: Jeffrey Richardson (415)356-3800	Owner: CCSF/Rec & Park Dept (415)701-4287 Engineer: Parsons Brinkerhoff, Inc (415)243-4600	Owner: SF Waterfront (415)333-8080 Architect: Clifton Boswell (415)353- 6811	Owner: SF Waterfront (415)333-8080 Architect: Clifton Boswell (415)353- 6811	Owner: Van Ness Clay LLC (415)298- 3326 Engineer: Kwan Henmi Arch (415)777-4770	(949)809-3388

46	45	44	43	42	41	40	39	No.
201212055523	201211295086	201211214719	201211093966	201211083877	201211073775	201210313210	201210051462	Application #
310 Carolina Street	200 - 06th Street	1355 Market Street	2655 Bush Street	1335 Market Street	1751 Carroll Avenue	1469 Pacific Avenue	307 Octavia Street	Address
Erect 4 story, 21 units	Erect 9 story, 67 dwelling units	Alterations permit	Erect 5-story type V residential and retail building	Demo and alterations of 1st and 2nd floors including ADA restrooms, steel retail portals, elevators	Erect 4 story, type 5, 121 dwelling unit building	Construct 10' garage podium with 3 stories of residential above	To erect 5 stories, 182 unit apartment, retail & parking	Project Description
21	67		81		121	9	182	# Units
4 .	9 .	11	5	2	4	ω	ن. ت	# of Stories
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4,000,000	15,000,000	4,000,000	20,000,000	2,400,000	32,000,000	2,000,000	42,000,000	Estimated/ REVISED Construction Cost
4,000,000 Permit reviews under DBI	Permit review under Planning	4,000,000 Permit review under DBI	New construction/site 20,000,000 permit review under Planning	2,400,000 Alterations review under DBI	New construction reviews under Planning and DBI	Alterations review under Planning	Permit review completed by DBI	Status/Remark
Owner: 17th Street Asso, LLC (415)929-0390 Architect: Gary Gee (415)863-8881	Owner: SFCC-Redevelopment Agency (415)355-7711 Contractor: James Roberts (925)820- 0600	Owner: Shorenstein LLC (415)772-7000 Architect: BCV Architects/ Hans Baldauf (415)398-6538	Owner: AREOF VI Bush St, LLC (212)515-3233 Architect: Michael Gould (510)272- 2910	Owner: Shorenstein LLC (415)772-7609 Architect: BCV Architects/ Hans Baldauf (415)398-6538	Owner: CCSF-Redevelopment Agency Architect: David Baker (415)896-6700	Owner: Paul Bogatsky & Ariadna M (415)310-5957 Architect: James Cline (415)706-6953	Owner: CCSF c/o DPW (415)554- 9850 Architect: Peter Walker (510)465-7010	Contact Name/Phone #

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54	53	52	51	50	49	48	47	No.
201301319232	201301228486	201301188333	201301168124	201212246822	201212216752	201212115976	201212115890	Application #
104 - 9th Street	278 Post Street	1280 Laguna Street	2558 Mission Street	718 Long Bridge Street	1420 Mission Street	150 Powell Street	1127 Market Street	Address
To erect 160 units, 11 stories with basement mix-use building	Interior remodel of existing Niketown Store	Renovation of existing ground floor, upgrade of 12 units into accessible units	Erect new Type I building (retail, multi-family residential & parking)	16-story, 263 dwelling and parking	Type 1 new building, 15-story, 190 dwelling units	Tenant improvement to (E) retail space	Renovation and conversion of (E) theater	Project Description
160		135	114	263	190	29	1	# Units
11	7	13	œ	16	15	, 6	2	# of Stories
\$	\$	\$	₩	\$	s	٠,	\$	Estim Cons
20,000,000	5,800,000	8,000,000	35,000,000	106,000,000	50,000,000	5,000,000	10,000,000	nated/ REVISED nstruction Cost
Permit reviews under Planning	Permit reviews under DBI/Mech	Permit reviews under Planning	35,000,000 Permit reviews under DBI	106,000,000 Permit reviews under DBI	50,000,000 Permit reviews under DBI	5,000,000 Permit reviews under DBI	10,000,000 Permit reviews under DBI	Status/Remark
Owner: Panoramic Interests (510)883 1000 Architect: Denis Henmi (415)777- 4770	Owner: 278 Post St, Inc (503)532- 8739 Architect: John Meili (503)220-0668	Owner: NCPHS (415)202-7800 Architect: Wayne Barcelon (415)834- 0248	Owner: 2558 Mission LLC (415)302-4135 Architect: Kwan Henmi (415)901-7234	Owner: Bosa Devt CA II, Inc. (415)618 0161 Architect: Christos Dikeakos (604)291 0660	Owner: Tenderloin Neighborhood DV (415)776-2151 Architect: Steve Perry (415)441-0789	Owner: H&M (415)333-8080 Architect: Dennis Heath (510)865- 8663	Owner: A.C.T. Facilities, Inc. (415)439 2488 Architect: Clifton Boswell (415)352- 5857	Contact Name/Phone #

Project Description #Units stories Constructi To erect 1 story nursery with green house in Golden Gate Park To erect 61 stories building with 3 basements, office, retail, parking 61 \$ 272	#Units # of Estimated/REVISED 1 \$ 5,500,000 61 \$ 272,000,000	#Units # of Estimat Construction 1 \$ 61 \$
# of Estimate Construction 1 \$ 2 61 \$ 2	# of Estimated/ REVISED Stories Construction Cost 1 \$ 5,500,000 61 \$ 272,000,000 4 \$ 75,000,000	# of Estimated/ REVISED Stories Construction Cost 1 \$ 5,500,000 Permit 61 \$ 272,000,000 Plannit 4 \$ 75,000,000 DBI
Estimated Construct	Estimated/ REVISED Construction Cost \$ 5,500,000 \$ 272,000,000 \$ 75,000,000	Estimated/ REVISED Construction Cost \$ 5,500,000 \$ 272,000,000 \$ 75,000,000
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70	69	68	67	66	65	64	63	No.
201106017181	201202154236	201204168406	201106017202	201202295142	200503167620	201203166226	201101289274	Application #
2559 Van Ness Avenue (1501 Filbert St)	1717 - 17th Street	800 Presidio Avenue	240 - 5th Street	100 Avocet Way	1461 - 1465 Pine Street	360 Post Street	401 Grove Street	Address
Erect 7 stories, 27 units residential, retail and garage building	Erect 4 stories Type V building, residential, retail and parking	Erect 5 stories, 50 units community center, housing, mixed use building with 1 basement	9 stories residential and commercial	Erect 3 stories, 9 dwelling units residential and parking	Erect 5 stories, 35 dwelling units, commercial, mixed used building	12 stories office/retail renovation	Erect 5 stories with 63 dwelling units, type 5	Project Description
27	20	50	184	9	35		63	# Units
7	4	5	9	w	5	12	5	# of Stories
\$ 14,000,000	\$ 6,533,896	\$ 12,750,000	\$ 35,000,000	\$ 2,700,000	\$ 5,500,000	\$ 11,000,000	\$ 20,396,263	Estimated/REVISED Construction Cost
14,000,000 Under construction	Addendum #4 review under DBI/Mech	12,750,000 Under review	Addendum #3 review under DBI	2,700,000 Under review	5,500,000 Under construction	Reinstated, under 11,000,000 construction. Inspections (5A1,10,18A,18B, 18C,24F)	20,396,263 Under construction	Status/Remark
Owner: 1501 Filbert LLC (415)285- 7945 Contractor: James Pace (415)850- 4922	Owner: 1717-17th St Associates LLC (415)929-0390 Architect: Gary Gee (415)863-8881	Owner: Pat Scott (415)928-6596 Contractor: Steven Oliver (510)412- 9090	Owner: 260 Fifth Street LLC (415)775- 7005 Contractor: Andy Shrek (510)205- 0955	Owner: Lennar Urban (415)333-8080 Contractor: James E. Roberts (925)820-0600	Owner: Pine/Polk LLC (415)564-3004 Architect: Gordon Lew (415)863- 8881	Owner: Real Estate Capital Parnters (703)481-7100 Contractor: Don Trainor (510)903- 2054	Owner: Ivy Grove Partners LLC (415)956-1226 Contractor: Cahill Contractors< Inc. (415)986-0600	Contact Name/Phone #

7	77	7	7	7	7	7	7	2
78	7	76	75	74	73	72	71	No.
200810063512	201205180824	201109235397	201012217091	201012166843	200710014208	99133005	201112221187 201111179166	Application #
474 Natoma Street	525 Golden Gate Avenue	850 Columbus Street	717 Battery Street	1190 Mission Street Trinity Plaza	1880 Mission Street	325 Fremont Street	140 New Montgomery	Address
Erect 5 stories, 55 dwelling units	Wind Tower Artwork steel	2 stories public library	4 stories residential and commercial	22 stories, 418 dwelling units with commercial	6 stories residential and parking	20 stories residential building	Interior core and shell Exterior restoration of historic building	Project Description
44			14	418	202	51		# Units
9	·	2	4	22	6	20	26	# of Stories
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20,000,000	110,000,000	7,100,000	15,500,000	79,000,000	41,000,000	11,000,000	40,000,000	Estimated/ REVISED Construction Cost
20,000,000 Under construction	Under construction. Inspections 23 & 24F done	Permit issued. Under construction	Permit issued. Under construction	Permit issued. Under construction	Permit issued. Under construction	Permit issued. Under construction	Permit issued. Under construction	Status/Remark
Owner: 474 Natoma LLC (415)989- 11111 Architect: Michelle Sullivan (415)777- 0991	Owner: SFPUC Architect: KMD Stevens (415)398- 5191	Owner: SF Public Library (415)557- 4751 Architect: Leddy Maytum Stacy (415)495-1700	Owner: MXB Battery LP (415)817- 5100 Contractor: Mike Scribner (415)850- 1412	Owner: 1169 Market St LP (415)864- 1111 Contractor: William Arthur/Swinerton (415 421-2980	Owner: 1880 Mission Street LLC (415)775-7005 Architect: Warner Schmalz (415)252- 9020	Owner: 325 Fremont Properties LLC (no phone # on record) Contractor: James Reilly/ J.Robertson ()575-3700	Owner: Stockbridge 140 New Montgomery (415)333-8080 Contractor: David Plant/Don Davella (415)550-5859	Contact Name/Phone #

86	85	84	83	82	81	80	79	No.
			1		l	1	201004130190	Application #
The Joint Powers Authority (TJPA)	Cruise Terminal Port of San Francisco	1400 Mission Street	Candlestick Cove, Fully Entitled	Candlestick Cove, Fully Entitled	Mission Bay South Block 5 & 11	Mission Bay South Block 5 & 11	205 Franklin Street	Address
The Joint Powers Authority Transbay Terminal High Speed (TJPA) Transit Center	Pier 27 Cruise terminal	Mixed Use High Rise	Erect 3 residential building with 286 units	Erect 26 Townhomes with 4-6 unit count (est'd 130 units); and,	Residential Mid-Rise	Residential Mid-Rise	Erect 4 stories performing arts venue	Project Description
			286	130	190	170		# Units
							4	# of Stories
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586,185,000 MOU	10M 000,000,05	50,000,000 Pending	106,600,000	106,600,000	58,000,000 Pending	51,000,000 Pending	18,000,000	nated/REVISED struction Cost
MOU	пом	Pending	106,600,000 Under construction	106,600,000 Under construction	Pending	Pending	18,000,000 Under construction	Status/Remark
							Owner: SFJ Properties LLC (415)398- 5655 Contractor: Paul Gregory (415)986- 2718	Contact Name/Phone #

10/24/2012: Five (5) projects approved/issued with cost valuation of \$87,250,000. Five (5) new major projects added valued at \$242,647,494.

valued at approximately \$70,500,000 during this time. 09/27/2012: Since 6/15/12 report 15 projects (valued approximately \$575,830,000) were approved/issued and dropped from report. At the same time, CPB reported four (4) major projects added

adjustments of \$77,684,000 from estimated to revised 11/28/2012: Three (3) projects approved with cost valuation of \$39,500,000. Seven (7) new projects added with estimated cost valuation of \$155,532,000. Eleven (11) projects cost valuation

12/13/2012: Five (5) major projects approved with cost valuation of \$141,554,793. Six (6) new projects added with estimated cost valuation of \$44,268,920

01/14/2013: Three (3) major projects approved with cost valuation of \$221,466,594. Three (3) new major projects added with estimated cost valuation of \$159,000,000

02/12/2013: Two (2) major projects approved with cost valuation of \$111,130,000. Five (5) new major projects added with estimated cost valuation of \$74,300,000.

03/07/2013: Report combined building permit applications under plan reviews with projects from PTS, estimated project valuation of \$922,816,709. Eleven (11) major projects approved by DBJ with estimated cost valuation of \$224,466,098.

projects reinstated valued at \$127,680,000 03/18/2013: Ten (10) major projects approved by DBI with estimated cost valuation of \$476,461,920. One (1) new major project added with estimated cost valuation of \$272,000,000. Two (2)

4/04/2013