



Parking Maximums and Accessory Parking (CU)

C-3-G (SUD)

- Max: 0.25
- CU: 0.50

NCTs

- Max: 0.50
- CU: 0.75

RTO

- Max: 0.75
- CU: 1.0

THE HUB - SOFT SITES & SITES IN PLAY



1 OAK

STATUS	EEA
HEIGHT	400/120
UNITS	300
- affordable	fee
PARKING	150
RETAIL	4,020sf

1554 Market

STATUS	Entitled
HEIGHT	120
UNITS	109
- affordable	13 (12%) on-site
PARKING	28
RETAIL	4,560sf

1601 Market (Brady Block)

STATUS	EEA
HEIGHT	85
UNITS	584
- affordable	107 (18%) on-site
PARKING	264
RETAIL	9,275sf

30 Otis (Carpet Store)

STATUS	EEA
HEIGHT	250/85
UNITS	418
- affordable	TBD
PARKING	105
RETAIL	5,138 sf

1699 Market (Flax)

STATUS	Entitled
HEIGHT	85
UNITS	160
- affordable	19 (12%) on-site
PARKING	97
RETAIL	3,937sf

33 Gough (City College)

STATUS	Pre-PPA
HEIGHT	TBD
UNITS	TBD
- affordable	TBD
PARKING	TBD
RETAIL	TBD

150 Van Ness

STATUS	Entitled
HEIGHT	120
UNITS	420
- affordable	50 (12%) on-site
PARKING	210
RETAIL	9,000sf

30 Van Ness (Walgreens)

STATUS	Pre-PPA (For sale)
HEIGHT	TBD
UNITS	TBD
- affordable	TBD
PARKING	TBD
RETAIL	TBD

10 South Van Ness (Honda Site)

STATUS	EEA
HEIGHT	400/120
UNITS	855
- affordable	TBD
PARKING	205
RETAIL	28,100sf

1500 Mission (Goodwill)

STATUS	EEA	
HEIGHT	250/85	320/120 (office)
UNITS	550	--
- affordable	110 (20%) on-site	--
PARKING	275	89
RETAIL/OFFICE	45,900sf retail	462,800sf office

1601 Mission (Tower Car Wash)

STATUS	Entitled
HEIGHT	120
UNITS	220
- affordable	fee (20%)
PARKING	97
RETAIL	10,400sf

LEGEND

- THE HUB PROJECT BOUNDARY
- ENTITLED PROJECTS
- IN ENTITLEMENT
- EARLY ENTITLEMENT
- SOFT SITES (NO APPLICATION FILED)

Pipeline: Hub

Bolded projects are Entitled

	Address	Units	BMR required	BMR on-site*	Parking max	Parking Provided
1	One Oak	300	12/20	*72 (off-site)	.25 – .5	.23 (69)
2	1601 Mission	220	12/20	*44 (fee eq.)	.25 - .5	.44 (97)
3	150 Van Ness	429	13/25	56	.25 - .5	.5 (210)
4	22 Franklin	28	13.5/27.5	4	.25 - .5	0
5	1700 Market	42	13.5/27.5	6	.5 - .75	0
6	1554 Market	110	13.5/27.5	15	.25 - .5	.25 (28)
7	1699 Market	160	13.5/27.5	22	.5 - .75	.61 (97)
8	1601-1637 Market	584	14.5/30	32	.5 - .75	.45 (264)
9	10 S Van Ness	767	14.5/30	111	.25 - .5	.24 (205)
10	30 Otis	354	14.5/30	51	.25 - .5	.25 (105)
	TOTAL	2,994		413 (14%)		.36 (1,075)

* BMR estimates assume on-site delivery, unless noted.

Q1 2016 pipeline

Pipeline: MO (not Hub)

Bolded projects are Entitled

Address	Units	BMR required	BMR on-site*	Parking max	Parking Provided
450 Hayes	41	13/25	5	.5 - .75	.49 (20)
344 Fulton	69	13/25	9	.5 - .75	0
198 Valencia	28	13.5/27.5	4	.5 - .75	.5 (14)
2198 Market	87	13.5/27.5	12	.5 - .75	.40 (35)
555 Fulton	139	13.5/27.5	19	.75 – 1.0	1.06 (148)
2100 Market St	60	13.5/27.5	8	.5 - .75	.25 (15)
2238 Market	45	14.5/30	7	.5 - .75	.5 (22)
300 Octavia	24	14.5/30	4	.5 - .75	0
2140 Market	27	14.5/30	4	.5 - .75	0
TOTAL	520		72 (14%)		.49 (257)

* BMR estimates assume on-site delivery, unless noted.

Q1 2016 pipeline