San Francisco Development Pipeline Map

Overview

The information in this map comes from the Development Pipeline dataset, which the Planning Department produces and uploads to DataSF here. The Development Pipeline dataset is a quarterly snapshot of upcoming developments in the city that change either the number of residential units or the non-residential square footage at a property. This dataset includes only those projects that have submitted applications to either the Planning Department or the Department of Building Inspection. The map reports residential development in terms of number of units and non-residential development in terms of square footage. More information about the development pipeline dataset can be found here.

Important Concepts

1. **Net Change:** All figures reported on the map are of net change (e.g. net units). This represents the new space or units minus existing space lost through conversion or demolition.

2. **Project Status Categories:** The map allows users to filter development projects by project status. These status categories are mutually exclusive and definitions are found below. They are also consolidated from the project statuses defined by the "beststat" variable in the development pipeline dataset on DataSF. A key below each category defines the mapping between each category and the project statuses on DataSF.

   a. **Under Construction:** The project has received both planning entitlements and building permit approval and is under construction.

      Pipeline dataset categories: "CONSTRUCTION"

   b. **Building Permit Approved:** The project has received both planning entitlements and building permit approval but is not yet under construction.

      Pipeline dataset categories: "BP APPROVED", "BP ISSUED", "BP REINSTATED"

   c. **Planning Entitled:** The project has received planning entitlements but has not yet received building permit approval. The project may have submitted building permit applications but has not yet received the permits. The project must receive planning entitlement before receiving building permit approval.

      Pipeline dataset categories: "PL APPROVED" or "BP FILED" + "entitled = 1" (i.e. planning entitled and BP Filed).

d. **Proposed:** The project has received neither planning entitlements nor building permit approval. However, applications for either building permits or planning entitlements (or both) have been submitted.

Pipeline dataset categories: "BP FILED" + "entitled = 0" (i.e. planning entitled and BP Filed), "PL FILED", or "BP SUSPEND" + "entitled = 0" (i.e. BP suspended and not entitled).

3. **Non-Residential Land Use Categories:** In addition to residential developments, this map reports non-residential development by a number of different categories. These categories are defined as below. We have renamed these categories from the original development pipeline dataset on DataSF to make them easier to understand for a broad audience. We have listed the pipeline dataset's category name below each definition here.

   a. **Retail:** Includes retail trade, amusement and recreation services, and personal services located throughout the city.

   Pipeline dataset name: Retail

   b. **Office:** Includes any activity where information is the chief commodity that is processed (managerial, information, professional, business services, multi-media).

   Pipeline dataset name: MIPS

   c. **Institutional:** Includes educational services, social services, museums, zoos, and membership organizations.

   Pipeline dataset name: CIE

   d. **PDR:** Stands for "Production, Distribution, and Repair". Includes automobile and other repair services throughout the city, plus construction, transportation, communications, utilities, agriculture mining, manufacturing, wholesale trade, and motion picture production distribution, and services located outside of the downtown, transbay, and Northeast Districts. Does not include undeveloped or vacant land area used for industrial activities such as construction yards or open storage areas.

   Pipeline dataset name: PDR

   e. **Medical:** Includes health services, offices, hospitals, and laboratories throughout the city.

   Pipeline dataset name: MED

f. **Hotel:** Includes hotels and other lodging located throughout the city.

      Pipeline dataset name: VISITOR

Frequently Asked Questions

How accurate is this data?

The development pipeline dataset is only as recent as the latest quarterly snapshot. The latest data is for the second quarter of 2017, which is up to date as of June 30, 2017. Any projects that have submitted applications between this date and the current date will not appear on this map. Similarly, any project status changes that have occurred since the latest release of the data will not be accurately captured by this map. However, because the data is updated quarterly, it is likely that this map captures most of the current pipeline accurately.

In addition to quarterly updates, the pipeline dataset is consolidated from different data sources—mainly the Planning Department's Permit & Project Tracking System (PPTS) and the Department of Building Inspection's Permit Tracking System (PTS). As a result, this map may suffer from inaccuracies due to the varying accuracy and currency of these various sources. If you find inaccuracies in the data, please report them to CPC.DevelopmentMap@sfgov.org.

How can I find more information about a development?

This map is meant to provide a broad overview of development in different areas of the city. Therefore, the information about each development is limited. In order to find more detailed information about specific projects, you can use the Property Information Map to find planning entitlement and building permit activities for a given parcel.

Why is there negative square footage added?

As stated above, this map reports net land use change, which reports proposed minus existing uses. Because many development projects convert buildings from one land use to another (e.g. from industrial to residential use) or demolish an existing building altogether, it is common to see negative net change in certain land use categories.