

# 655 4TH ST

4TH & TOWNSEND  
SOMA, SAN FRANCISCO

06-20-2019

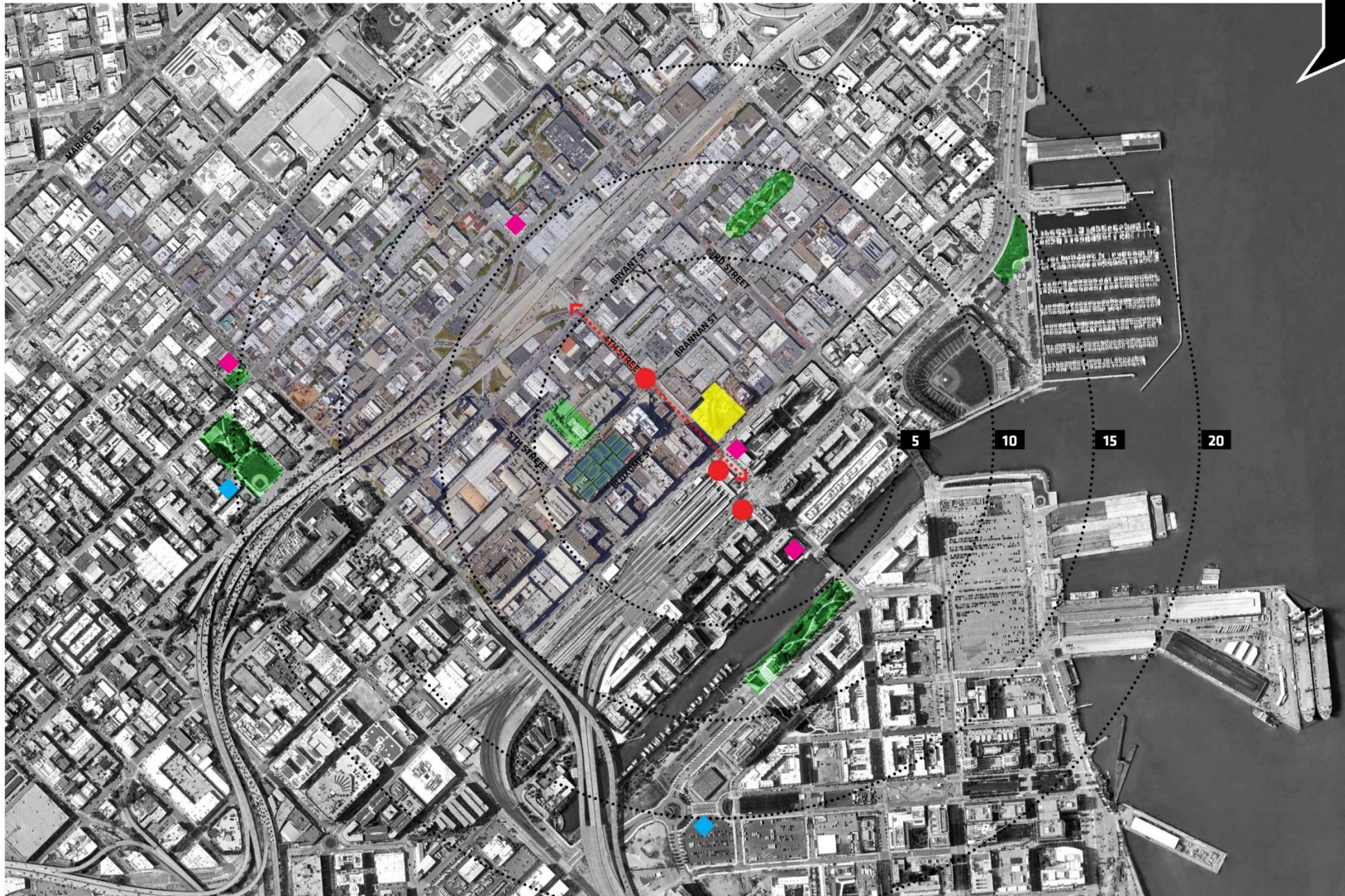


VIEW TOWARDS BAY



**CONTEXT PLAN**

THE RIGHT KIND OF HOUSING, IN THE RIGHT PLACE: CREATING HIGH DENSITY HOUSING IN A ONE OF THE CITY'S MOST TRANSIT-SERVED, WALKABLE AND BIKABLE LOCATIONS.



**PROJECT SITE**

**TRANSIT**

- CAL TRAIN STATION
- NEW CENTRAL SUBWAY

**NEIGHBORHOOD**

- MISSION BAY PUBLIC LIBRARY
- GROCERY STORE
- GENE FRIEND RECREATION CENTER

**SCHOOLS**

- PRE-SCHOOLS
- NEW MISSION BAY ELEMENTRY SCHOOL
- BESSIE CARMICHAEL

**PARKS & RECREATION**

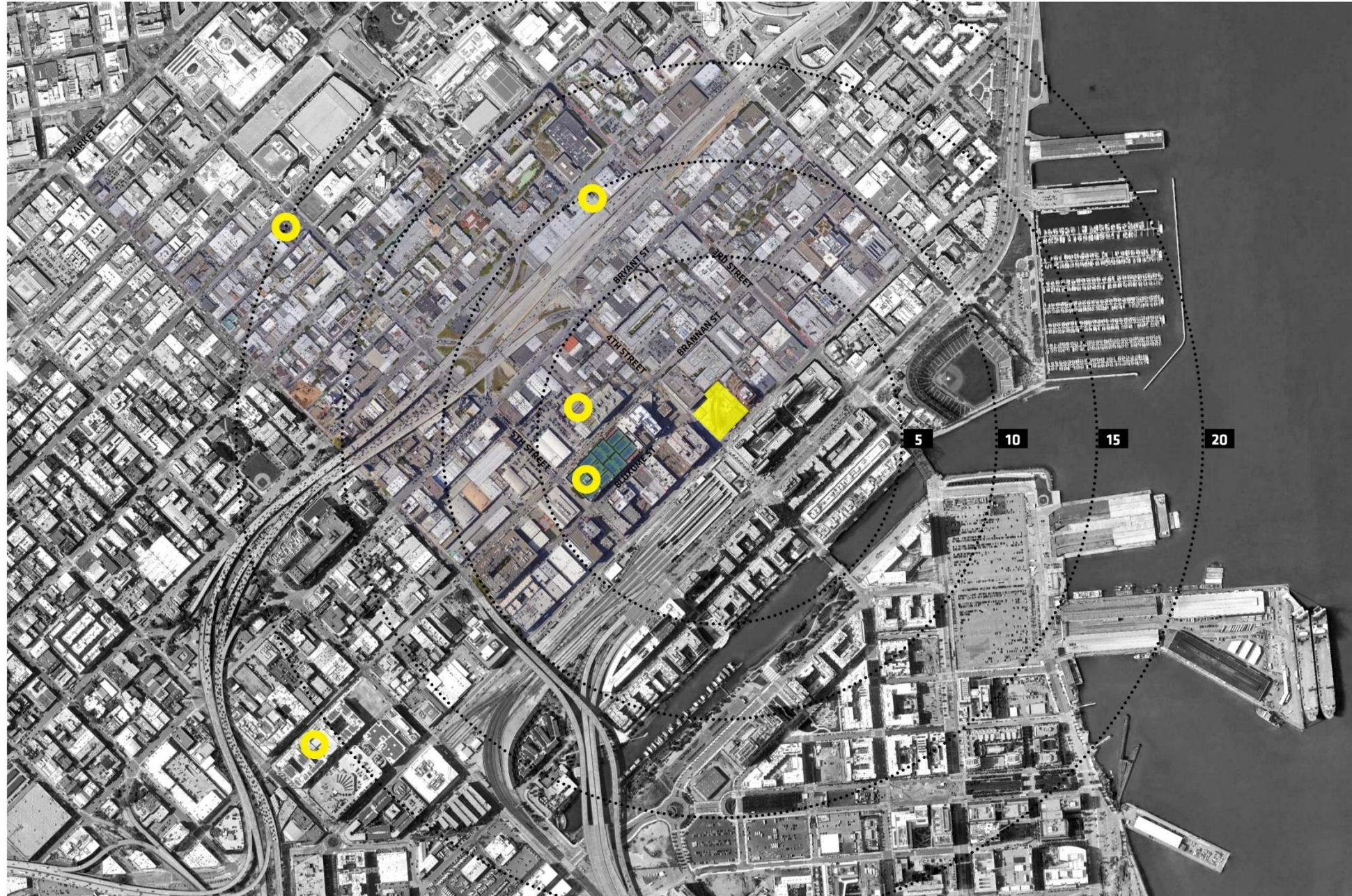
- SOUTH PARK
- 598 BRANNAN ST PARK
- SOUTH BEACH PARK
- MISSION BEACH PARK
- VICTORIA MANALO DRAVES PARK

**5 MIN WALK**

500' 1000'



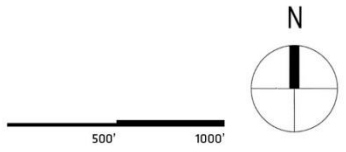
# CONTEXT PLAN



**PROJECT SITE**

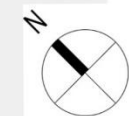
**CITY OWNED / DEVELOPER DEDICATED SITES**  
Affordable housing: In-lieu fee will support as many as 300 units in the Central SOMA Plan

**5 MIN WALK**




# SITE PLAN

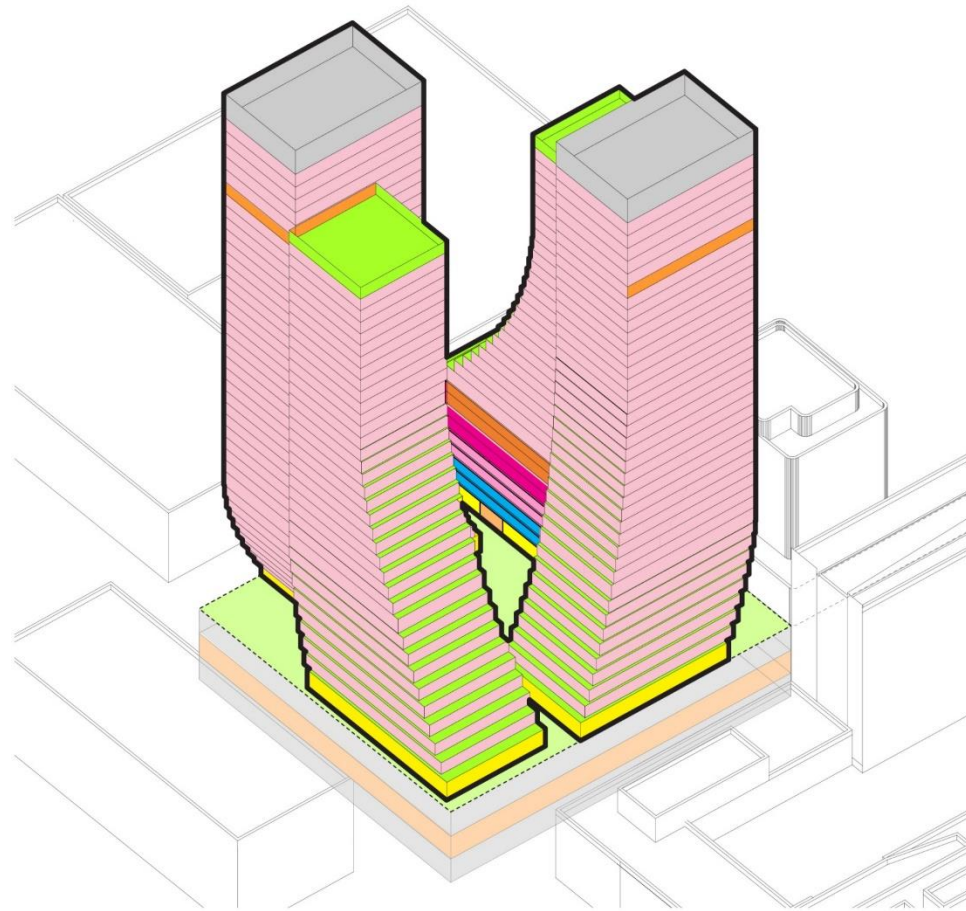
- RETAIL
- LOBBIES
- BOH
- ▲ RETAIL ENTRY
- △ RETAIL WALK UP
- ▲ RESIDENTS ENTRY



## PROJECT INFO

655 4TH STREET, SAN FRANCISCO

	<b>RESIDENTIAL:</b>	~1,000,000 SF
	<b>AMENITIES:</b>	~50, 000 SF
	<b>OFFICE / CO-WORK:</b>	~20,000 SF
	<b>NEIGHBORHOOD RETAIL:</b>	~ 20,000 SF
<b>PUBLICLY ACCESSIBLE</b>		
	<b>OPEN SPACE :</b>	~25,000 SF
	<b>PARKING:</b>	0.25 SPACES PER UNIT
	<b>BIKE PARKING:</b>	0.6 SPACES PER UNIT
	<b>HOTEL:</b>	38 ROOMS
<b>RESIDENTIAL :</b>		<b>960 UNITS</b>
STUDIO	242	25%
1BED	330	34%
2BED	351	37%
3BED	37	4%



**A MIX OF PROGRAM**





DOWNTOWN

MARKET STREET

80

AT&T

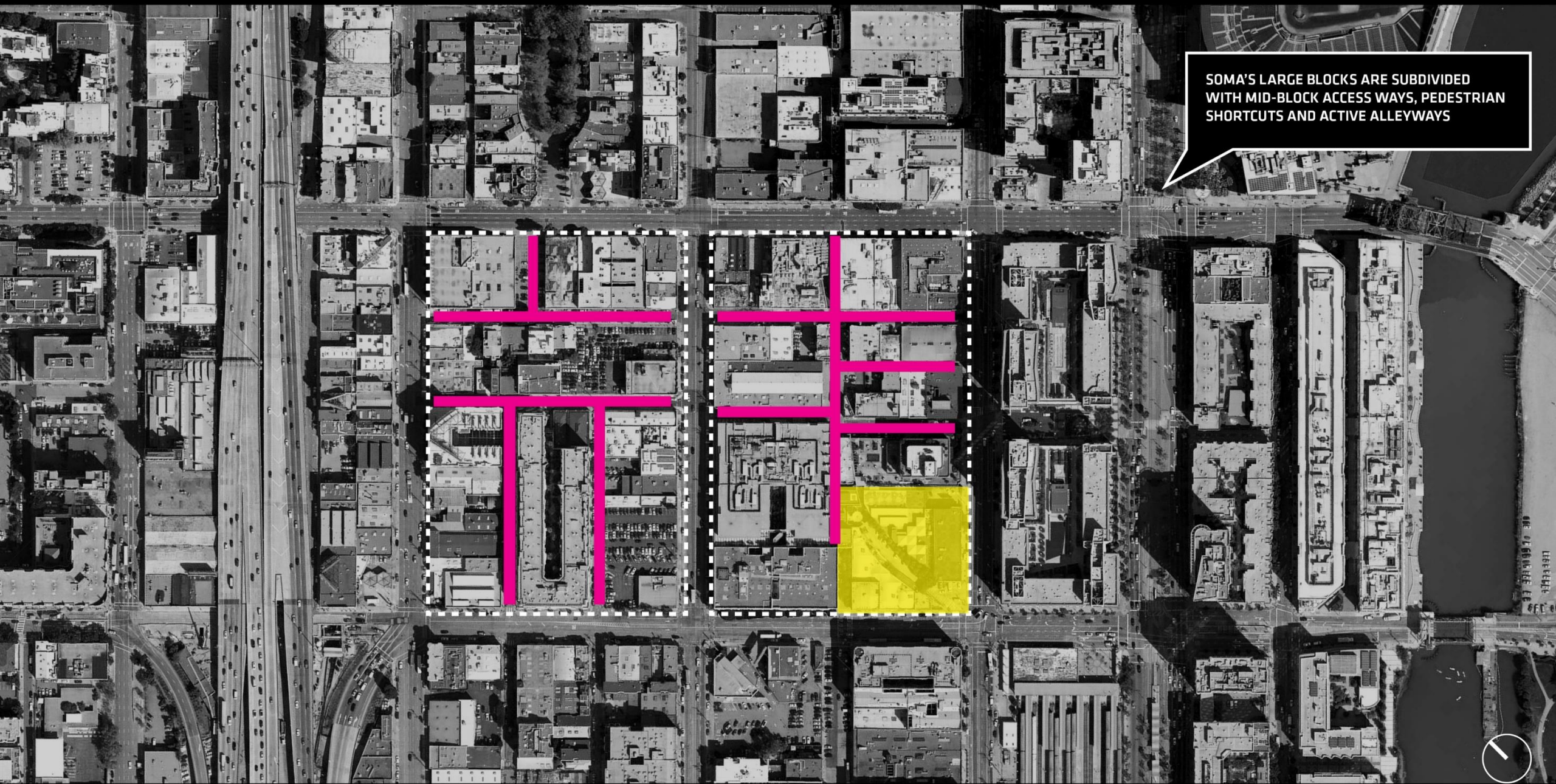
THE TYPICAL SOMA BLOCK IS 4 TIMES THE SIZE OF A DOWNTOWN BLOCK

- DOWNTOWN BLOCK (275'X420')
- SOMA BLOCK (~600'X800')
- PROJECT SITE (275'X275')

280

SF DOWNTOWN VS. SOMA BLOCKS

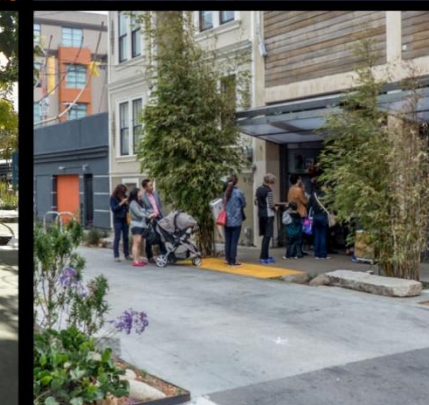
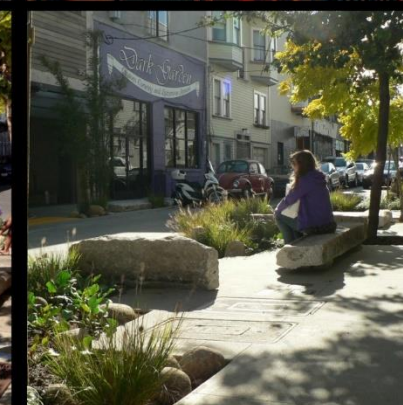
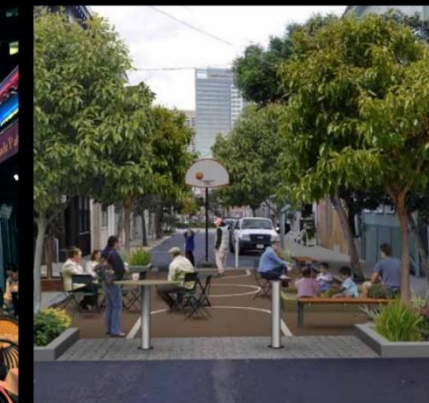


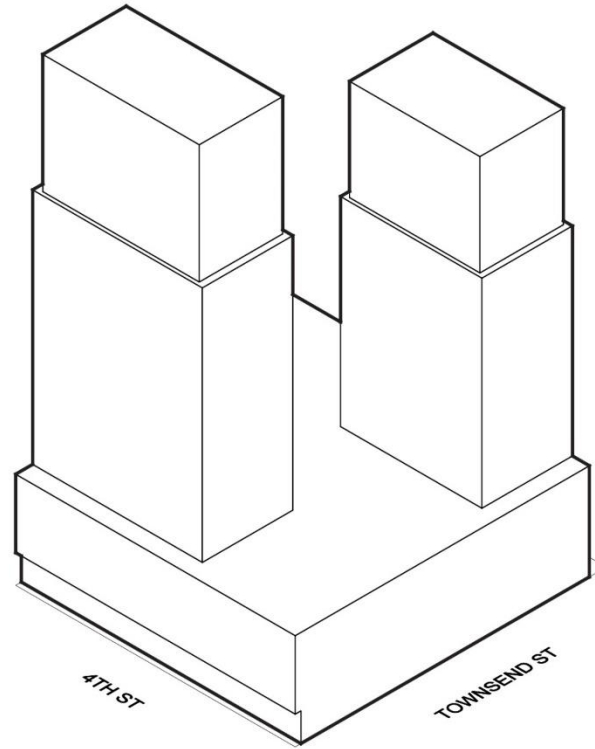


SOMA'S LARGE BLOCKS ARE SUBDIVIDED WITH MID-BLOCK ACCESS WAYS, PEDESTRIAN SHORTCUTS AND ACTIVE ALLEYWAYS

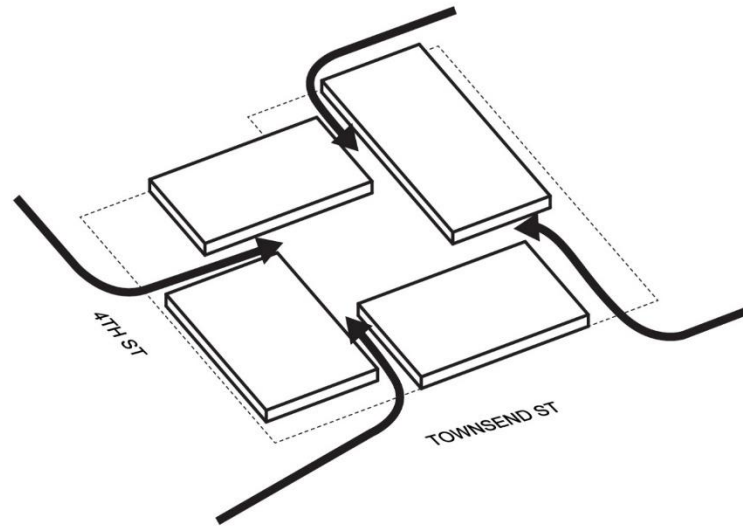


NEIGHBORHOOD ACTIVATION,  
INTIMATE SPILL OUT SPACES

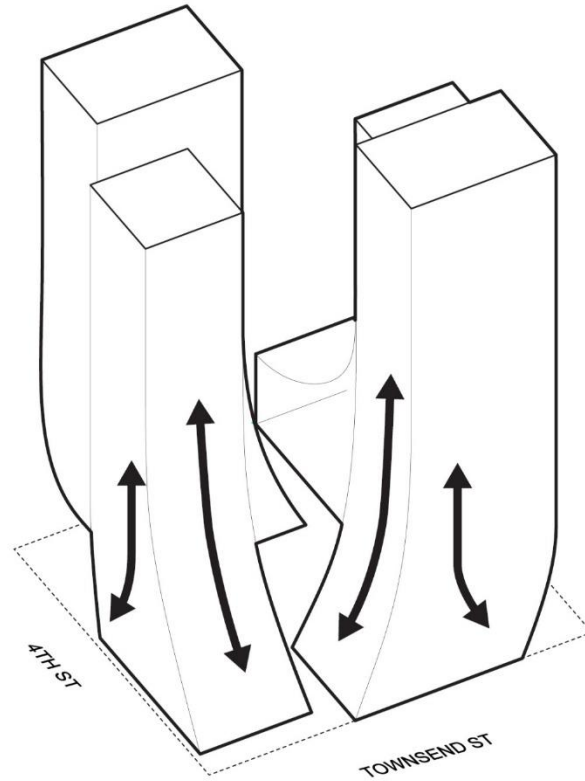




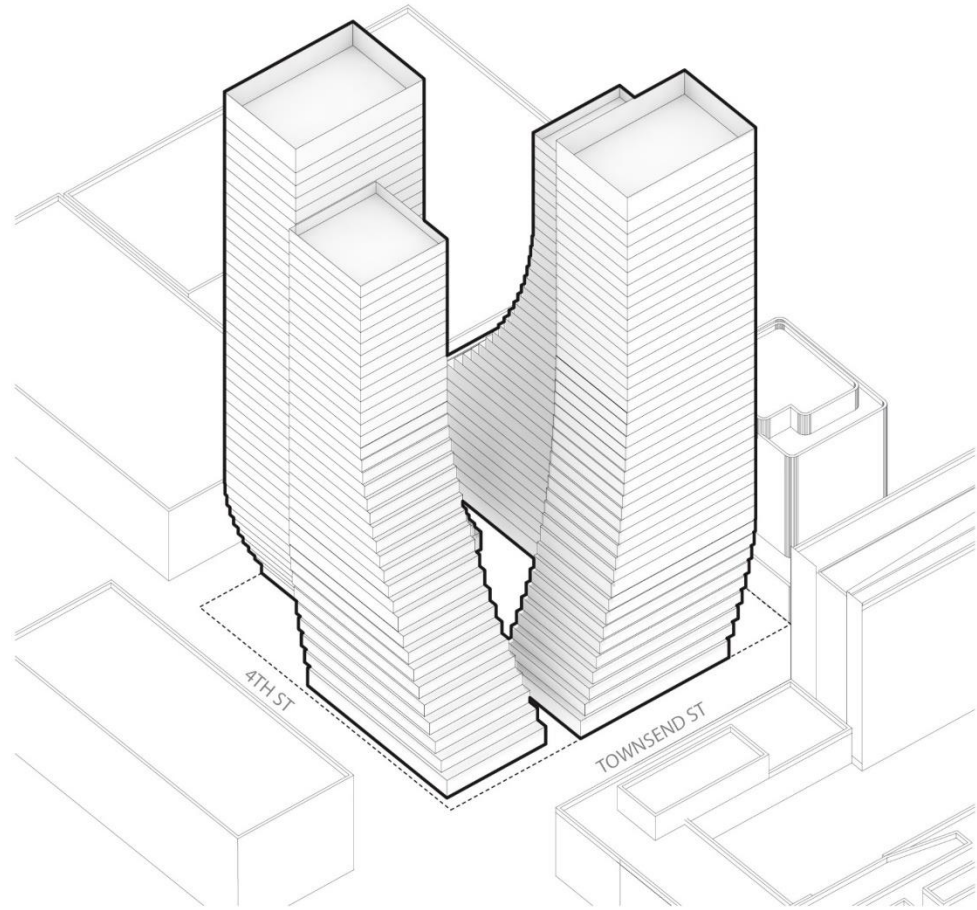
TYPICAL PODIUM TOWER BUILDING



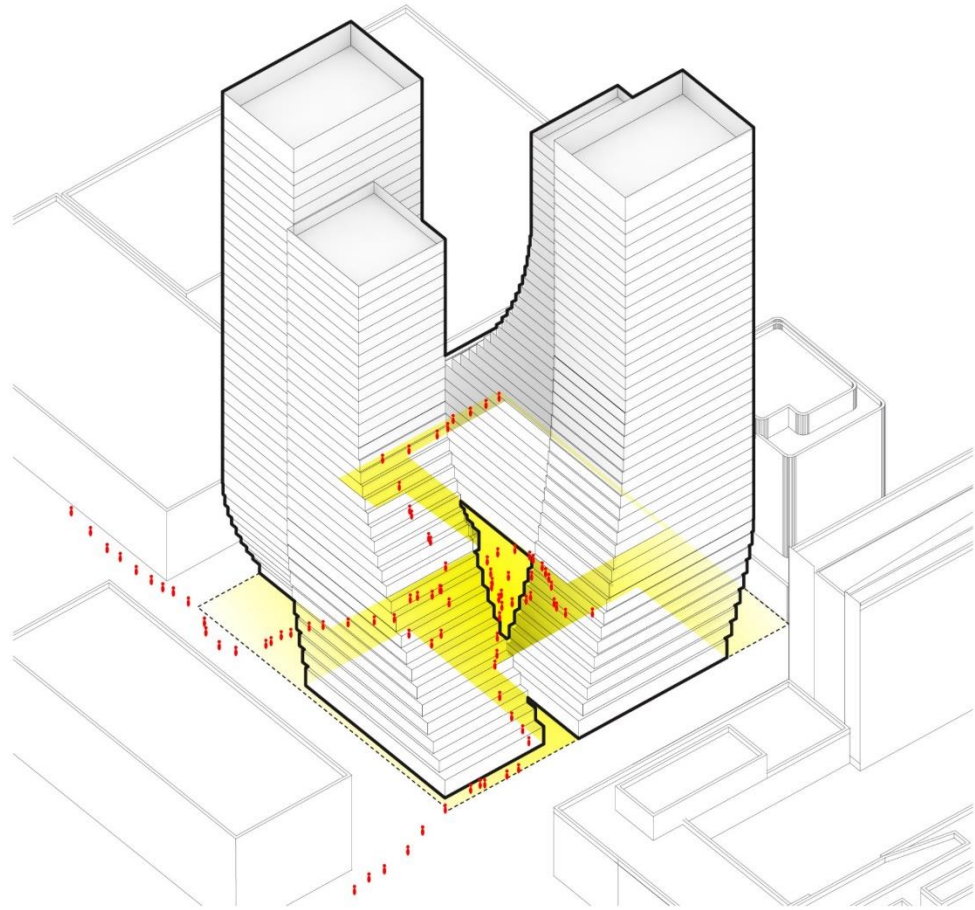
MAXIMUM PUBLIC ACCESS



**ARCHITECTURAL BLEND**

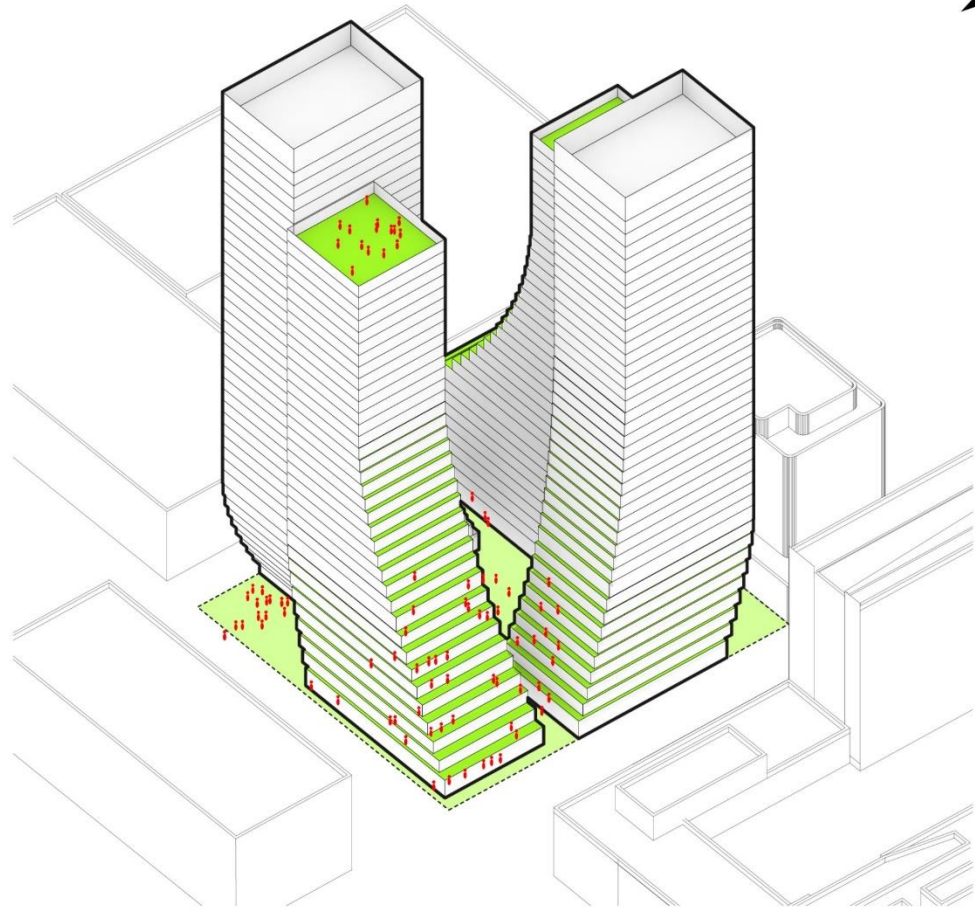


**SIMPLE & DYNAMIC**

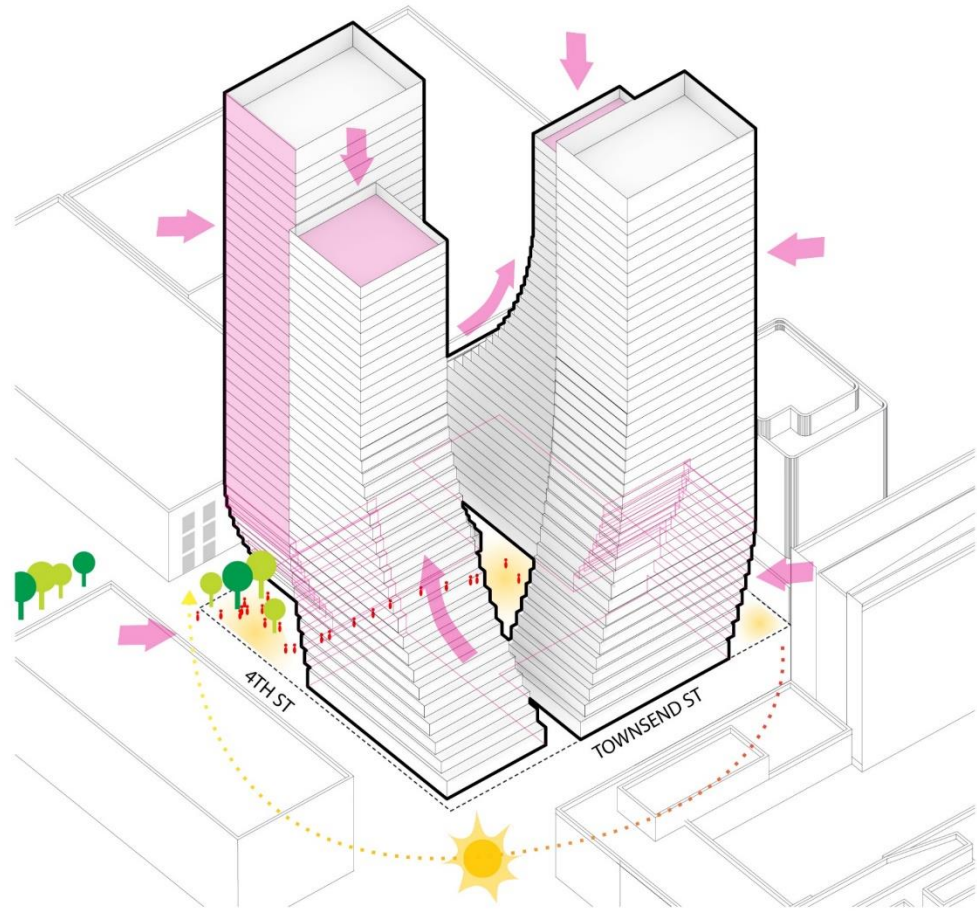


THE SITE AS A PUBLIC PLAZA

THE PROJECT OFFERS A VARIETY OF OPEN SPACES BOTH PRIVATE AND PUBLICLY ACCESSIBLE







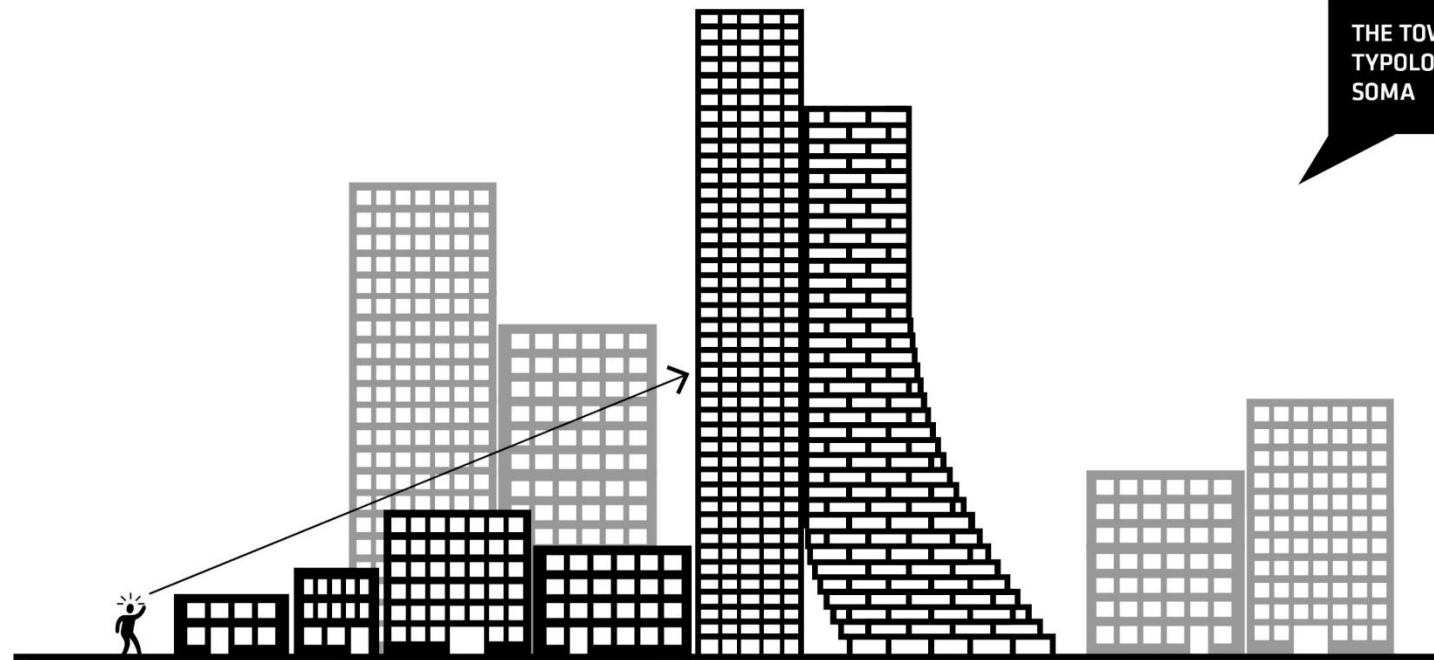
NEIGHBOR SETBACKS, LIGHT & AIR

TIE INTO SF'S TIMELESS SKYLINE  
AVOIDING THE GLASS TOWER TREND OF  
RECENT YEARS IN DOWNTOWN



AS SOMA'S SKYLINE CHANGES WE'VE SET OUT TO  
CAPTURE THE MOMENT BY RETAINING ITS MORE  
SOLID MASONRY & LIGHT INDUSTRIAL TYPOLOGY





THE TOWERS BLEND THE WAREHOUSE  
TYPOLOGY WITH THE FUTURE HEIGHTS OF  
SOMA

MERGE OF CLASSIC SF TOWER & SOMA WAREHOUSE

VIEW TOWARDS BAY



4TH STREET LOOKING NORTH PAST CAL TRAIN



LOOKING NORTH OVER CAL TRAIN TRACKS



**OPEN SPACE**  
**THE PUBLIC REALM, ACCESS & ACTIVITY**



EXISTING PARKS, RECREATION CENTERS, PLAZAS, POPOS

FUTURE POTENTIAL PARKS

HIGH PRIORITY POTENTIAL SHARED PUBLIC WAYS

POTENTIAL POPOS

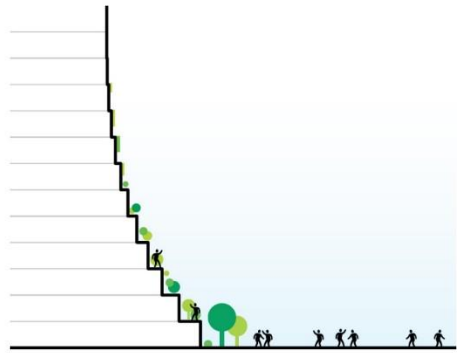
ALLEYS AND MIDBLOCK CROSSINGS

NEIGHBORHOOD WALK  
 \*FROM PLANNING STAFF PRESENTATION

PROJECT SITE



**OPEN SPACE**  
**THE PUBLIC REALM, ACCESS & ACTIVITY**



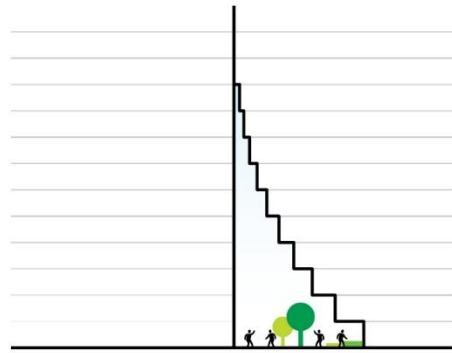
**HUMAN SCALE STEPPING**

ON 4TH AND TOWNSEND THE PODIUM LEVELS STEP DOWN TO CREATE A MORE HUMAN SCALE STREET SCAPE



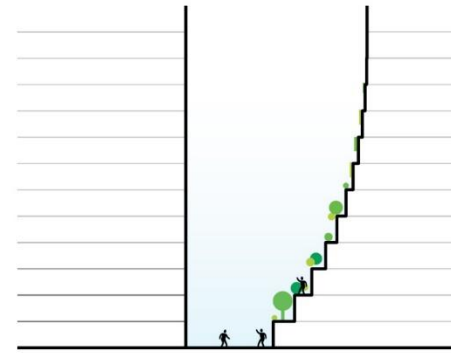
**THE AWNINGS & PLAZA**

A GRAND PLAZA ON 4TH STREET PROVIDING A STAGE FOR THE NEIGHBORHOOD



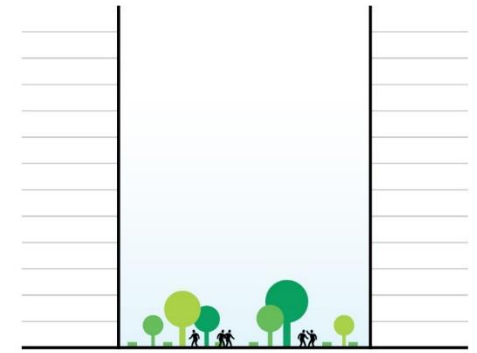
**THE GATEWAYS**

A DRAMATIC AND INTRIGUING ENTRANCE TOWARDS THE COURTYARD AND RESIDENT'S LOBBIES



**THE ALLEYS**

THE ACTIVE PASSAGES TO THE OASIS COURTYARD



**THE OASIS**

A PUBLIC RETREAT TUCKED AWAY FROM THE BUSY CITY STREETS





4TH STREET PLAZA & GATEWAY







**NEIGHBORHOOD RETAIL OPENING TO STREET**



TOWNSEND ST

THE

MERY



**OPEN SPACE PROGRAMMING  
THE PUBLIC REALM, ACCESS & ACTIVITY**

**A COMMITMENT TO PROGRAMMING THE  
OPEN SPACES KEEPS IT INVITING FOR THE  
NEIGHBORHOOD & ACTIVE FOR THE RESIDENTS**



**NEIGHBORHOOD LUNCH**



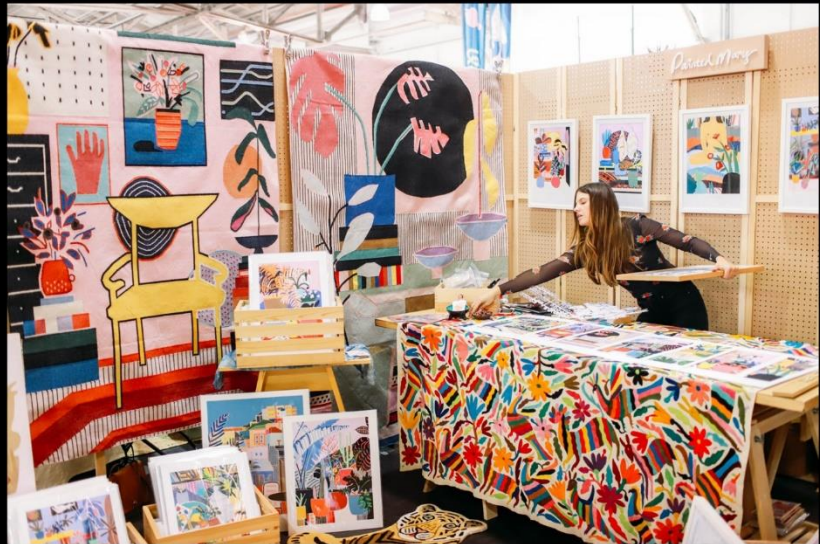
**SUMMER MUSIC**



**LOCAL POP UPS**



**HAPPY HOUR & TRIVIA**



**LOCAL CRAFTS MARKET**



**PUBLIC ART**



**STREET ART**



MURALS



FRESCOS



SCULPTURES

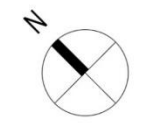


**PUBLIC REALM, ACCESS & ACTIVITY**

- RETAIL
- LOBBIES
- BOH



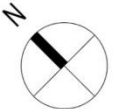
4TH ST  
**GROUND FLOOR PLAN**



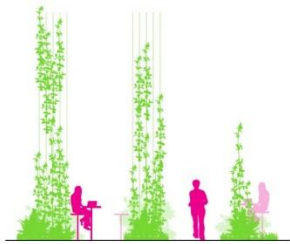
**OPEN SPACE**  
**THE PUBLIC REALM, ACCESS & ACTIVITY**



DIFFERENT SCALES OF SPACES & INTIMACY EACH WITH THEIR OWN CHARACTER & PROGRAM FOR THE COMMUNITY



TO BE CURATED FOR THE NEIGHBORHOOD'S  
VARIOUS USERS



PATHS THROUGH



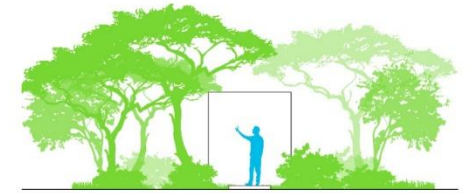
ACTIVE PLAZAS



RETAIL F&B SPILL OUT



TRANQUIL REST AREAS



RESIDENTS PATH

PUBLIC REALM, ACCESS & ACTIVITY

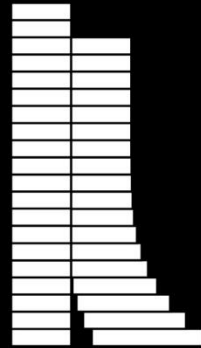


4TH STREET

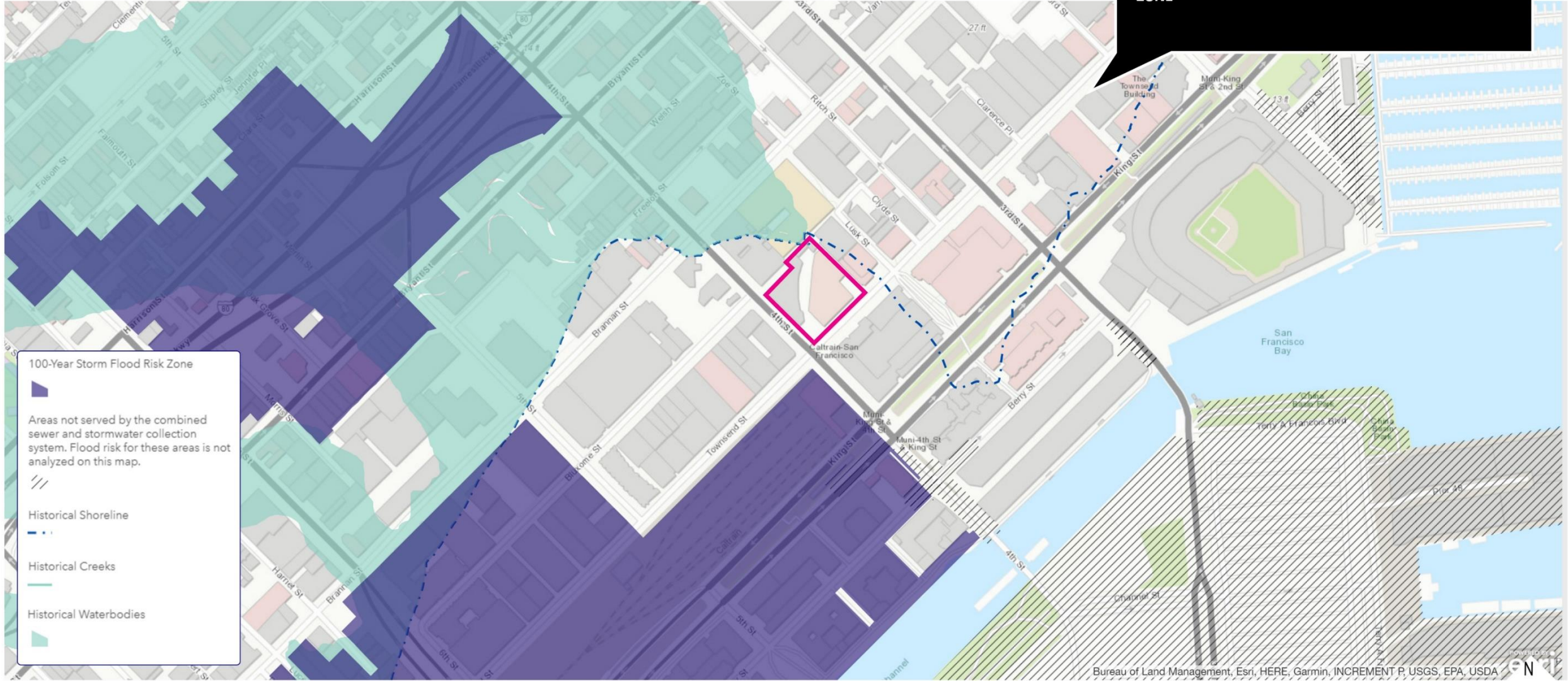
TOWNSEND STREET

CALTRAIN STATION





# 100 YEAR FLOOD ZONE



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



100 YEAR FLOOD ZONE +1'~2' BUFFER

