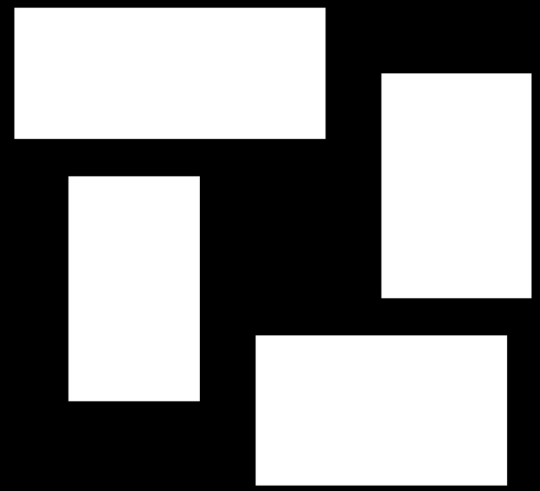


655 4TH ST

4TH & TOWNSEND
SOMA, SAN FRANCISCO

CITY INFORMATIONAL HEARING
05-23-2019

TISHMAN SPEYER

BIG

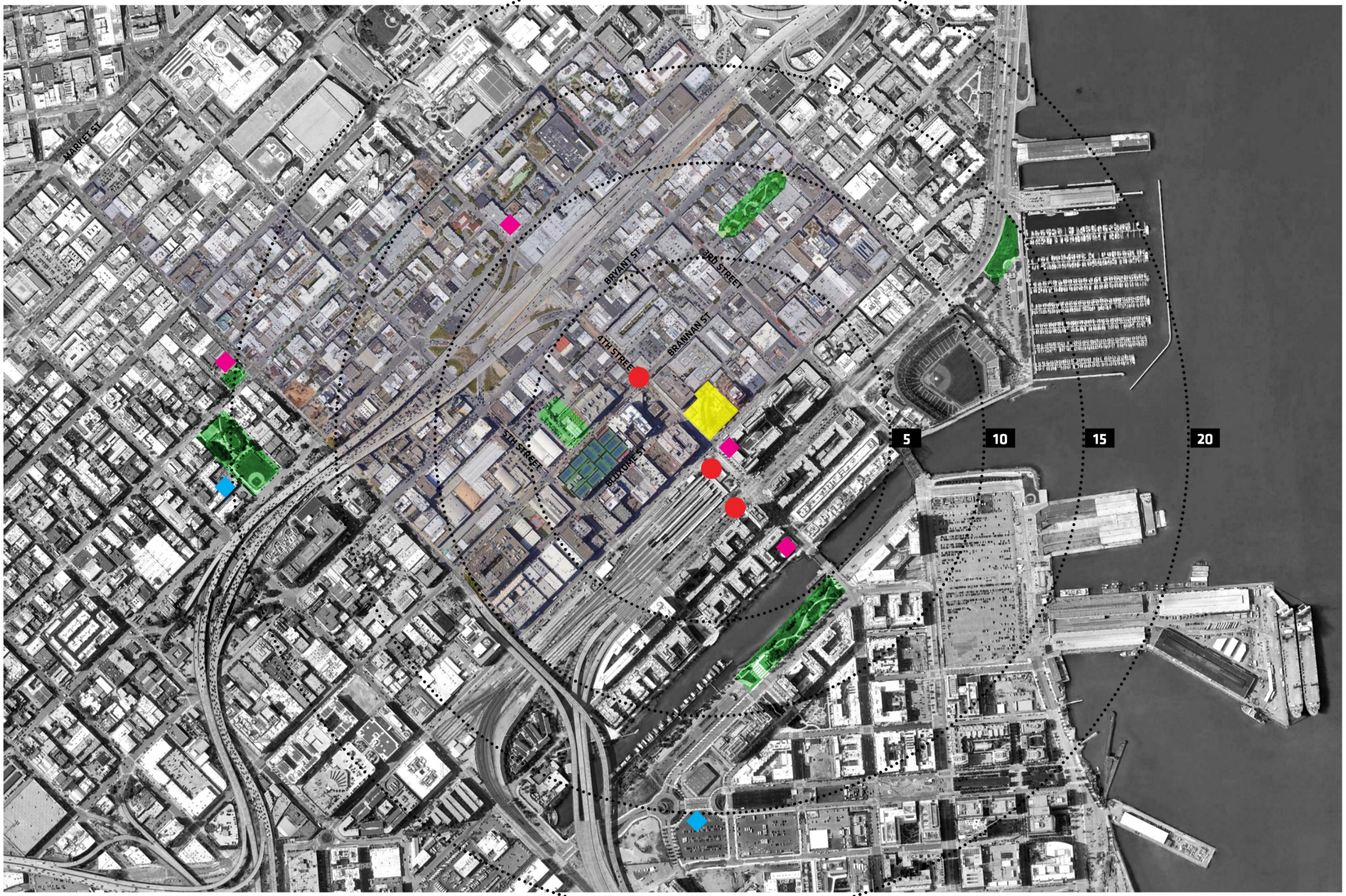
adamson
ASSOCIATES | ARCHITECTS

AERIAL VIEW TOWARDS BAY



TSPC | THE CREAMERY @ 4TH & TOWNSEND, SF, SOMA

CONTEXT PLAN



- PROJECT SITE
- TRANSIT
  - CAL TRAIN STATION
  - NEW CENTRAL SUBWAY STOP
- 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

N

500' 1000'

SITE PLAN

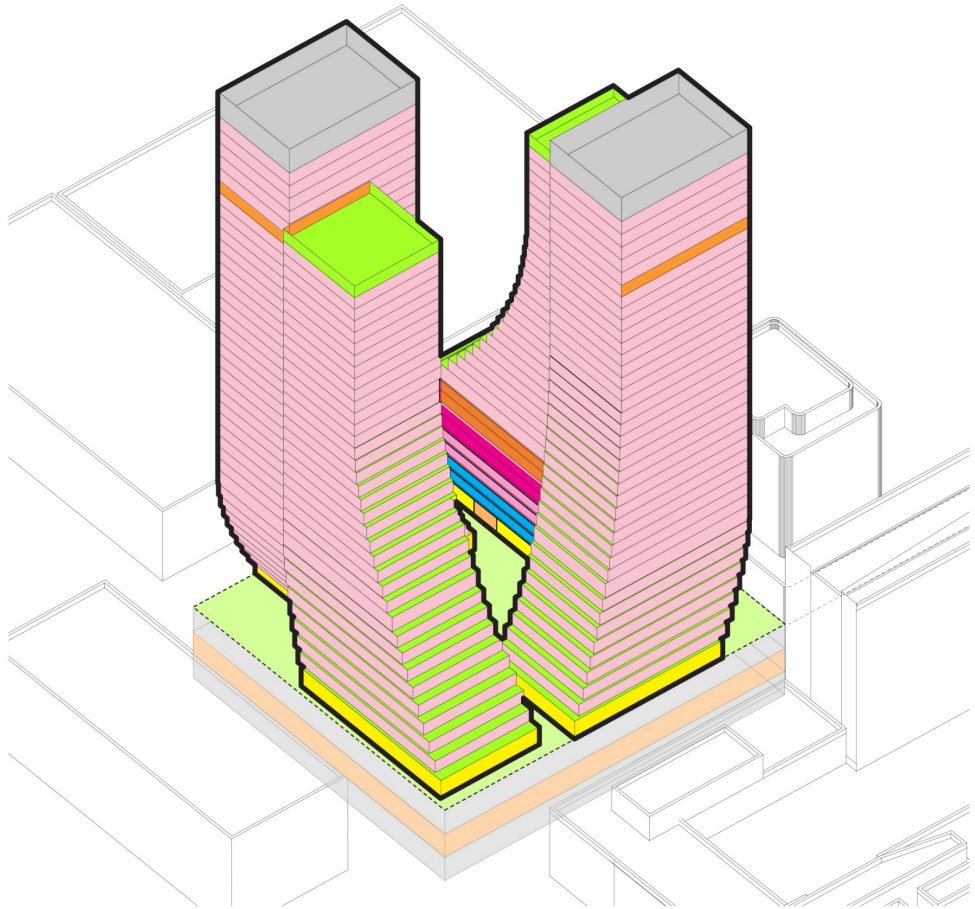
- RETAIL
- LOBBIES
- BOH
- RETAIL ENTRY
- RETAIL WALK UP
- RESIDENTS ENTRY



PROJECT INFO

655 4TH STREET, SAN FRANCISCO

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



A MIX OF PROGRAM



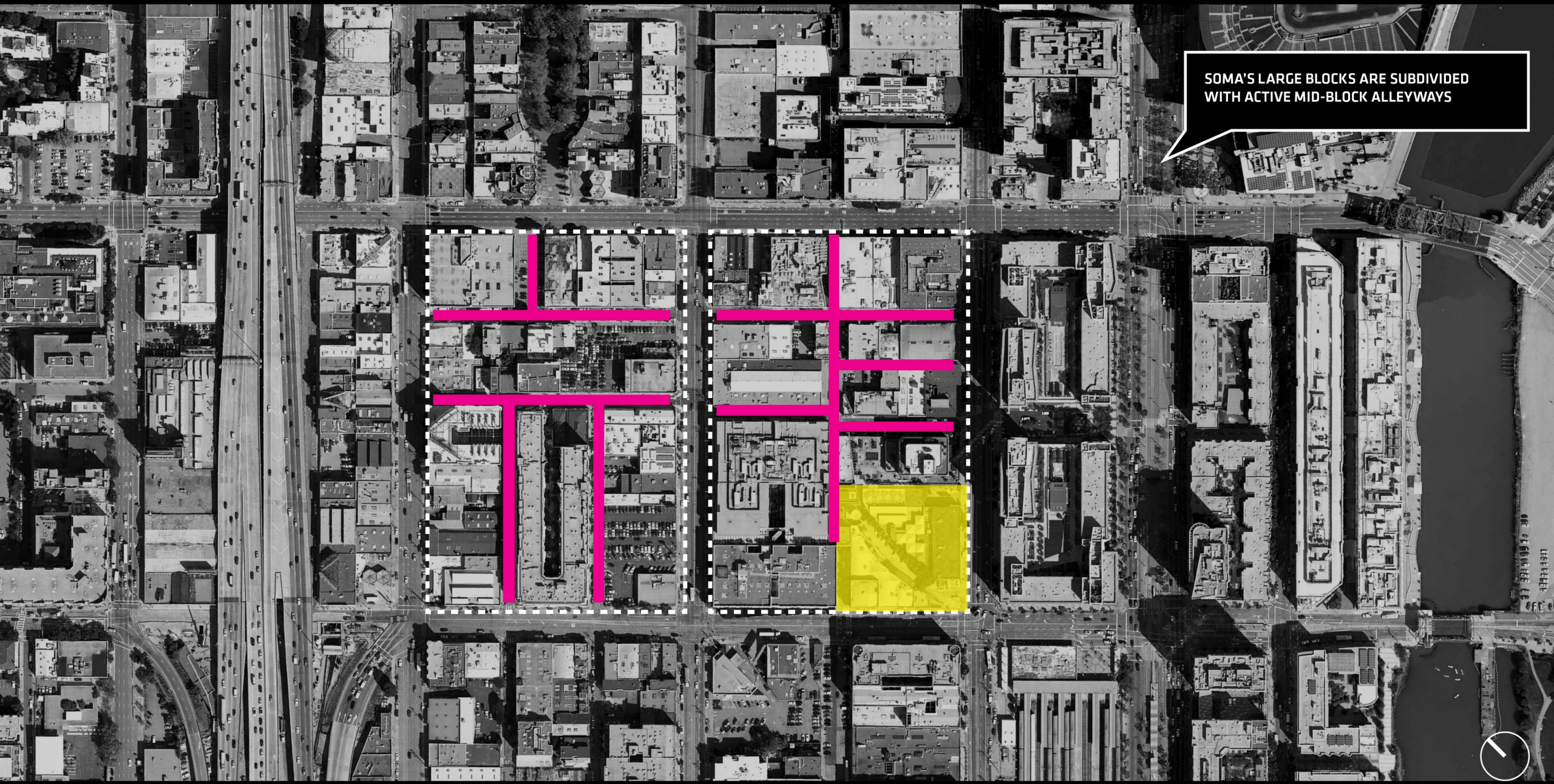
URBAN CONTEXT



CENTRAL SOMA



SF DOWNTOWN VS. SOMA BLOCKS

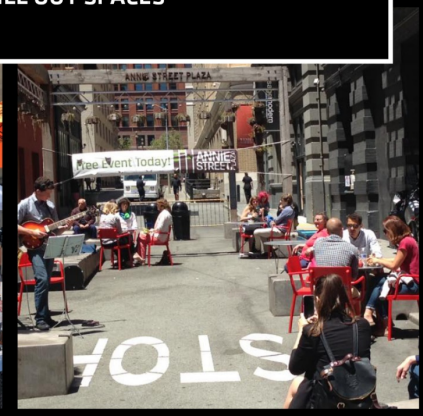


MID BLOCK CONNECTIONS

NEIGHBORHOOD ACTIVATION,
INTIMATE SPILL OUT SPACES

















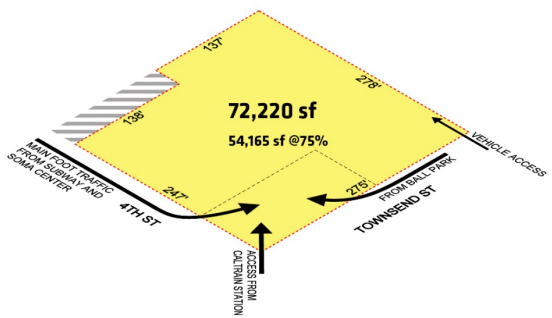




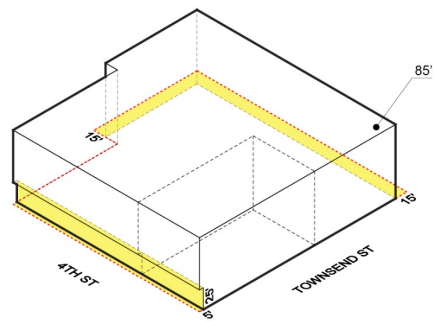
ACTIVE ALLEYWAYS

OFTEN TOWER DESIGNS PRIORITISE THE HEIGHT AND THE GROUND PLANE BECOMES AN IMPERMEABLE & INTIMIDATING HEAVY PODIUM.

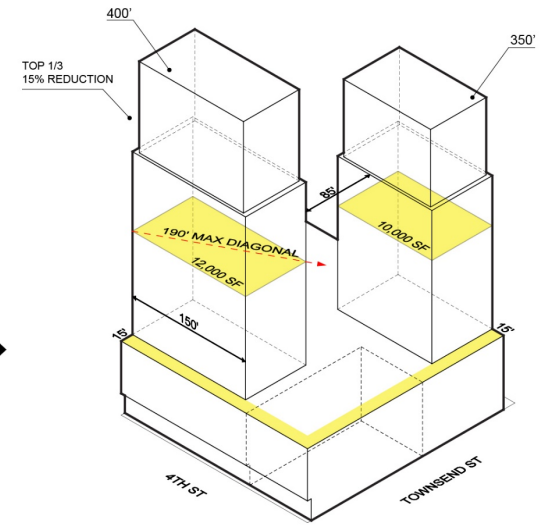
**THE DESIGN AIMS AT FLIPPING THIS,
BY CREATING A HIGHLY PORous, ACTIVE & ARCHITECURALLY DYNAMIC GROUND PLANE**



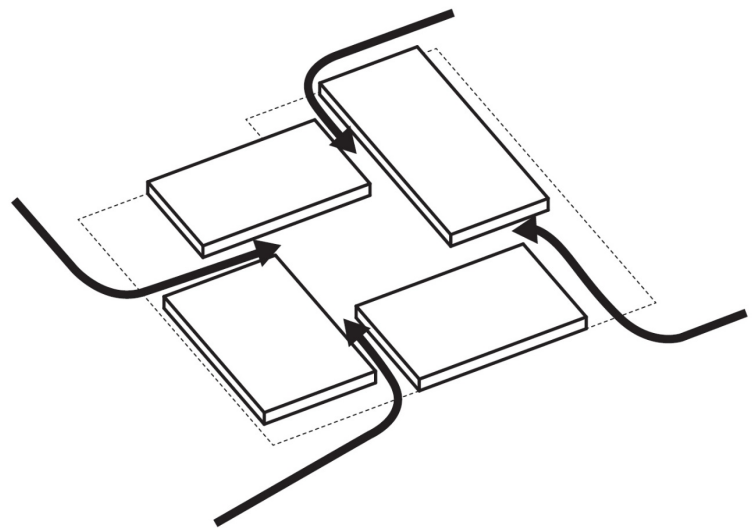
SITE



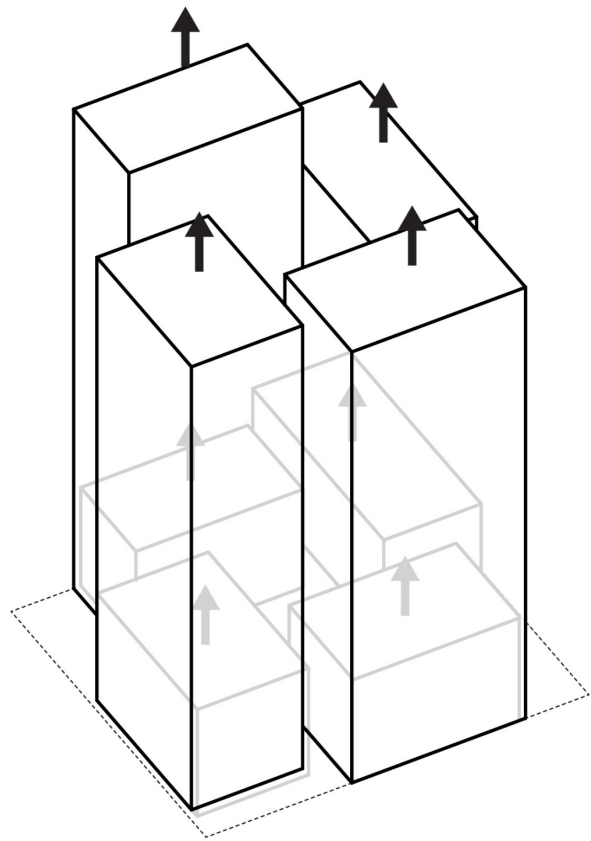
PODIUM SETBACKS



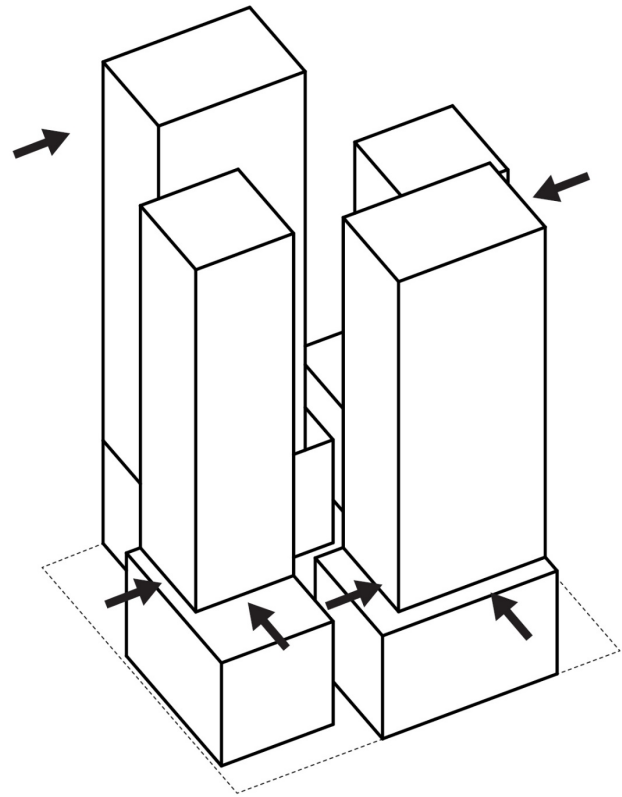
TYPICAL TOWER BULK



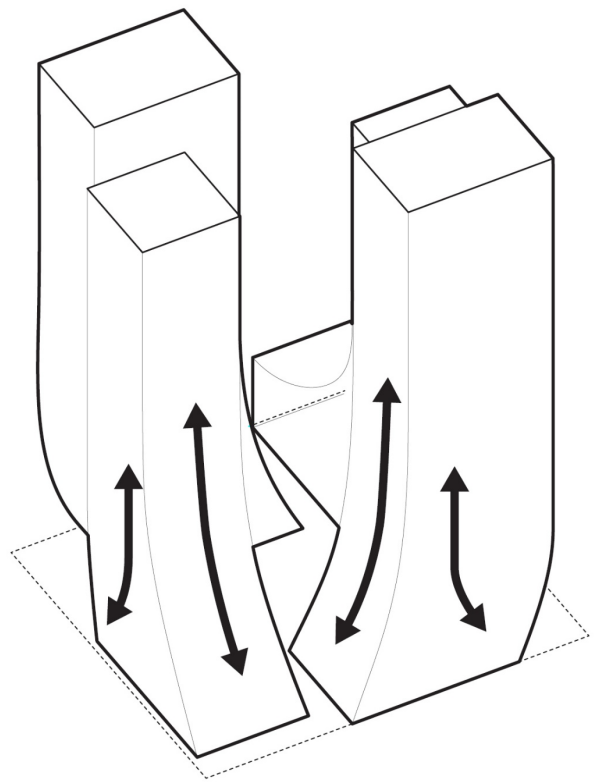
MAXIMUM PUBLIC ACCESS



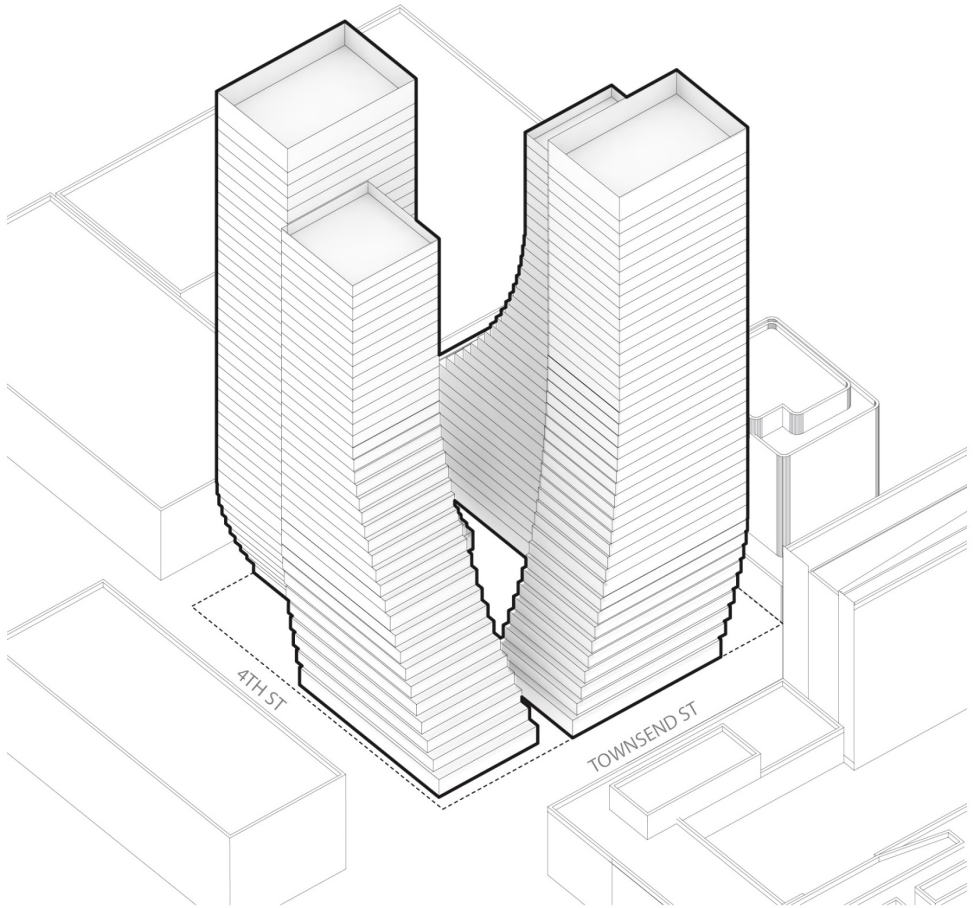
PODIUM TO TOWERS



SETBACKS



ARCHITECTURAL BLEND

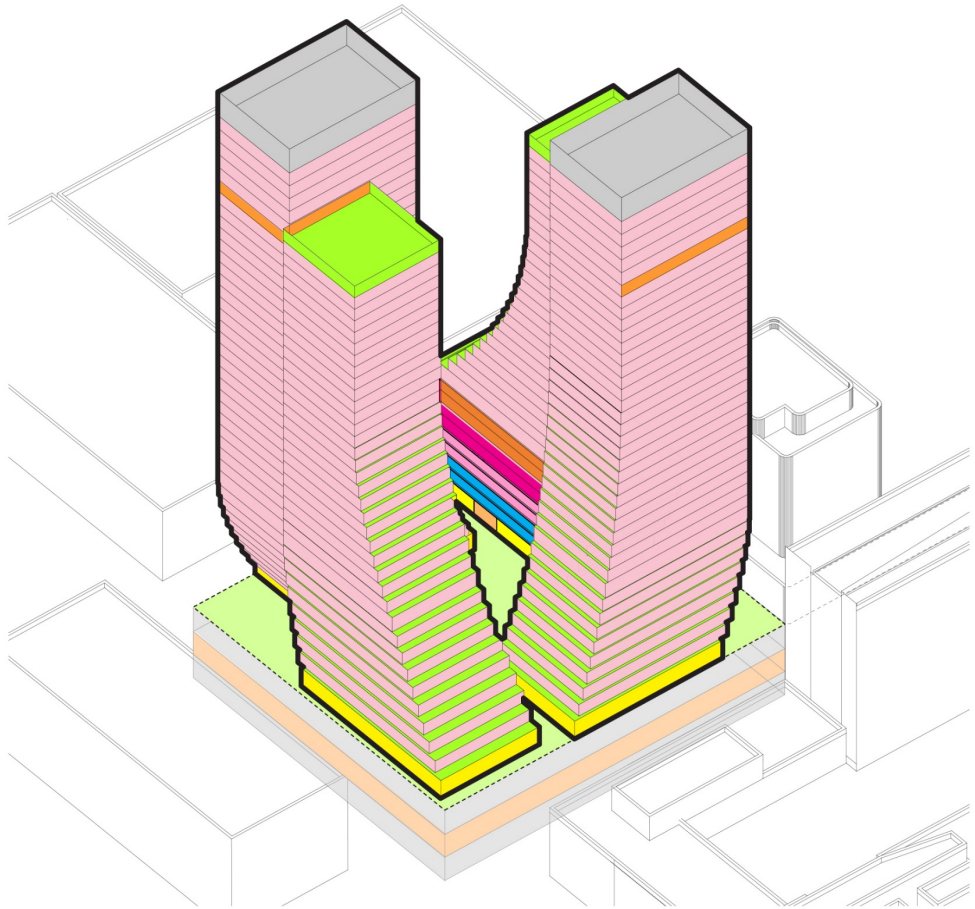


SIMPLE & DYNAMIC

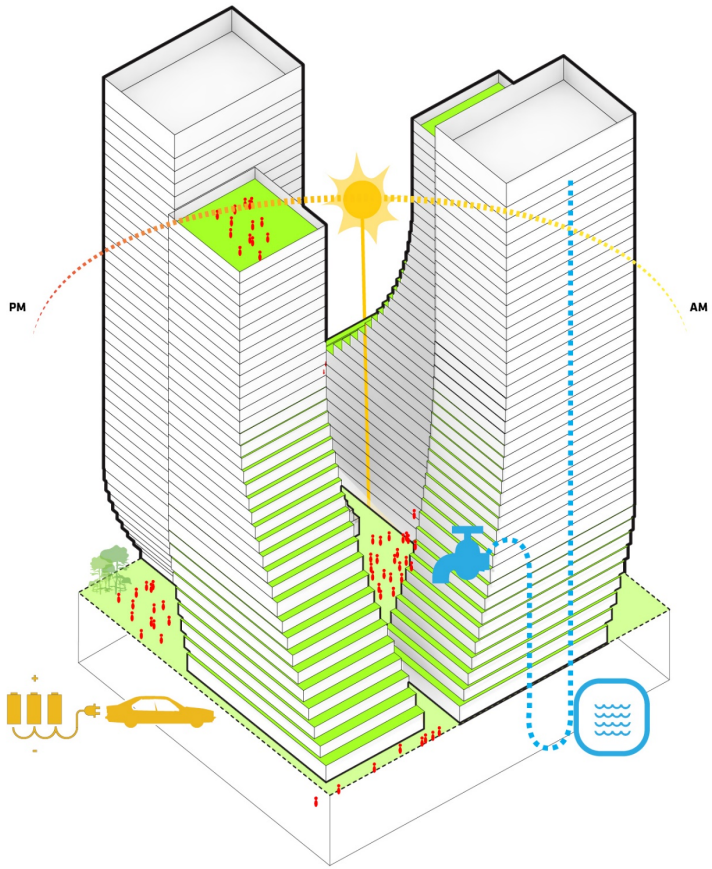
CONCEPT

- **RESIDENTIAL**
- **AMENITIES**
- **OFFICE / CO-WORK**
- **HOTEL**
- **NEIGHBORHOOD RETAIL**

- **OPEN SPACE** (PUBLIC ACCESS)
- **BALCONIES & TERRACES**



A MIX OF PROGRAM



SUSTAINABILITY INCORPORATED

SOCIAL SUSTAINABILITY

GREEN SPACES

LIFE CYCLE THINKING

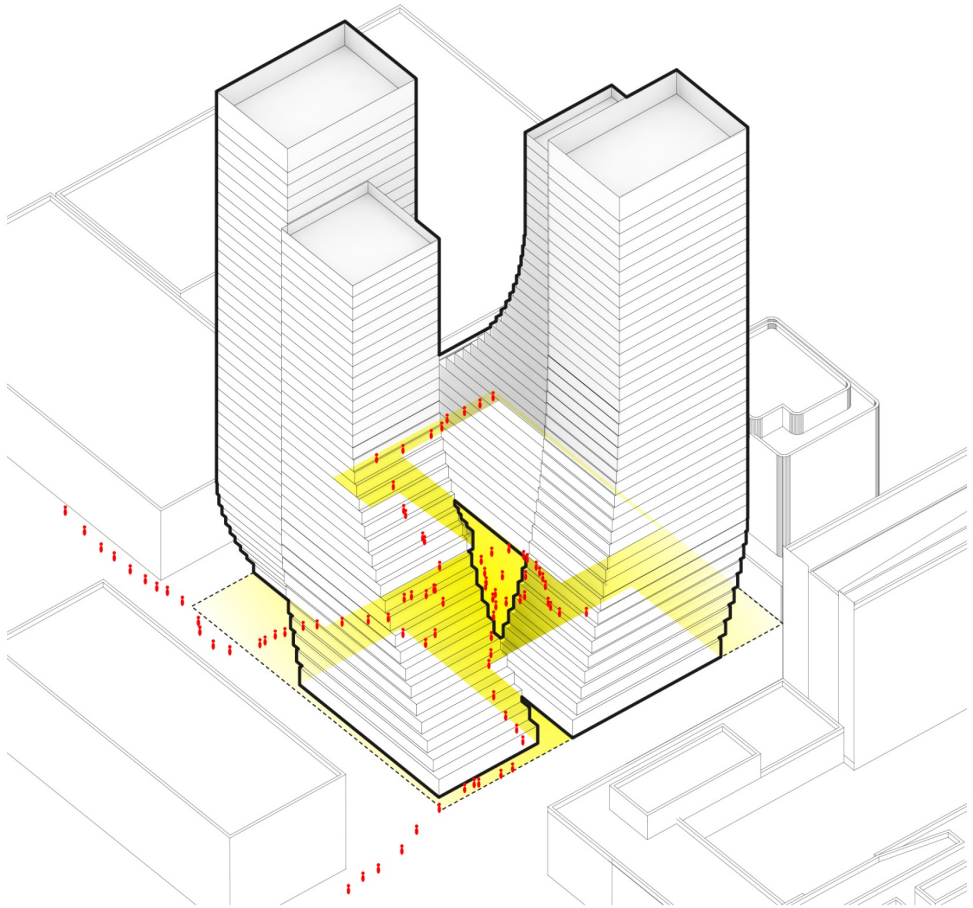
RENEWABLE MATERIALS

LEED GOLD

BALCONIES & TERRACES

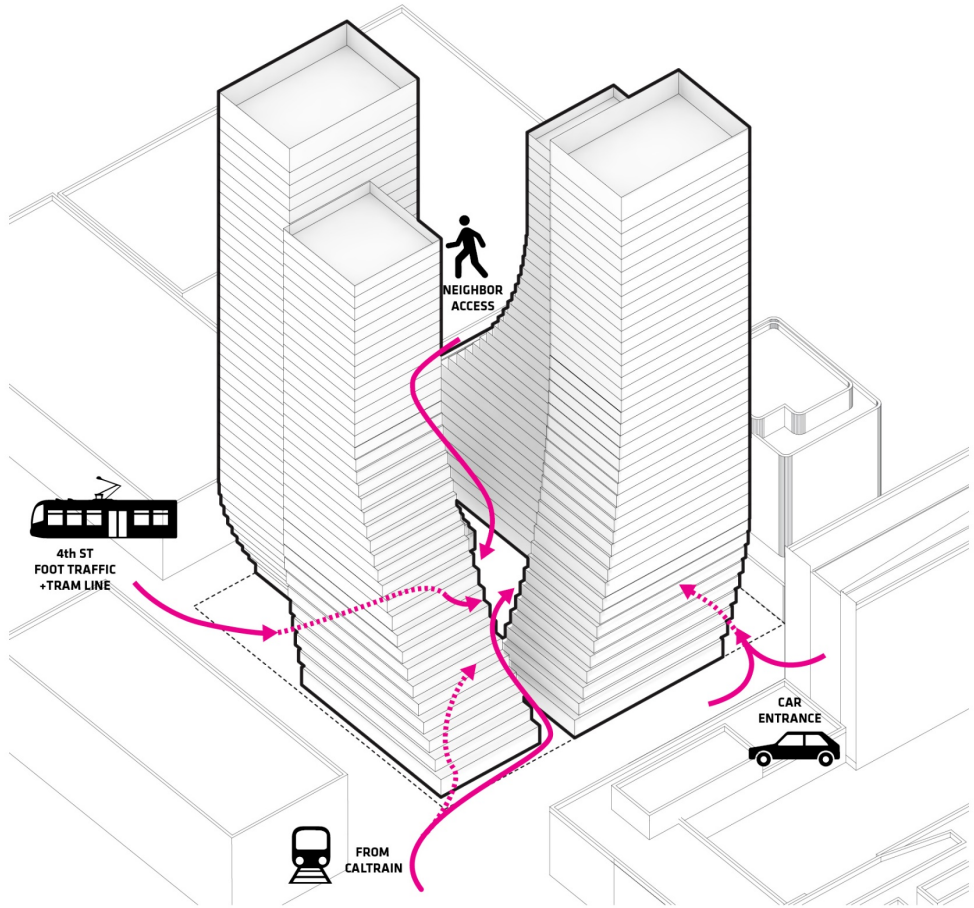
GREY WATER RE-USAGE

ENERGY REDUCTION



THE SITE AS A PUBLIC PLAZA

SITE POROSITY



POROSITY & BLOCK CONNECTIVITY

URBAN CONTEXT



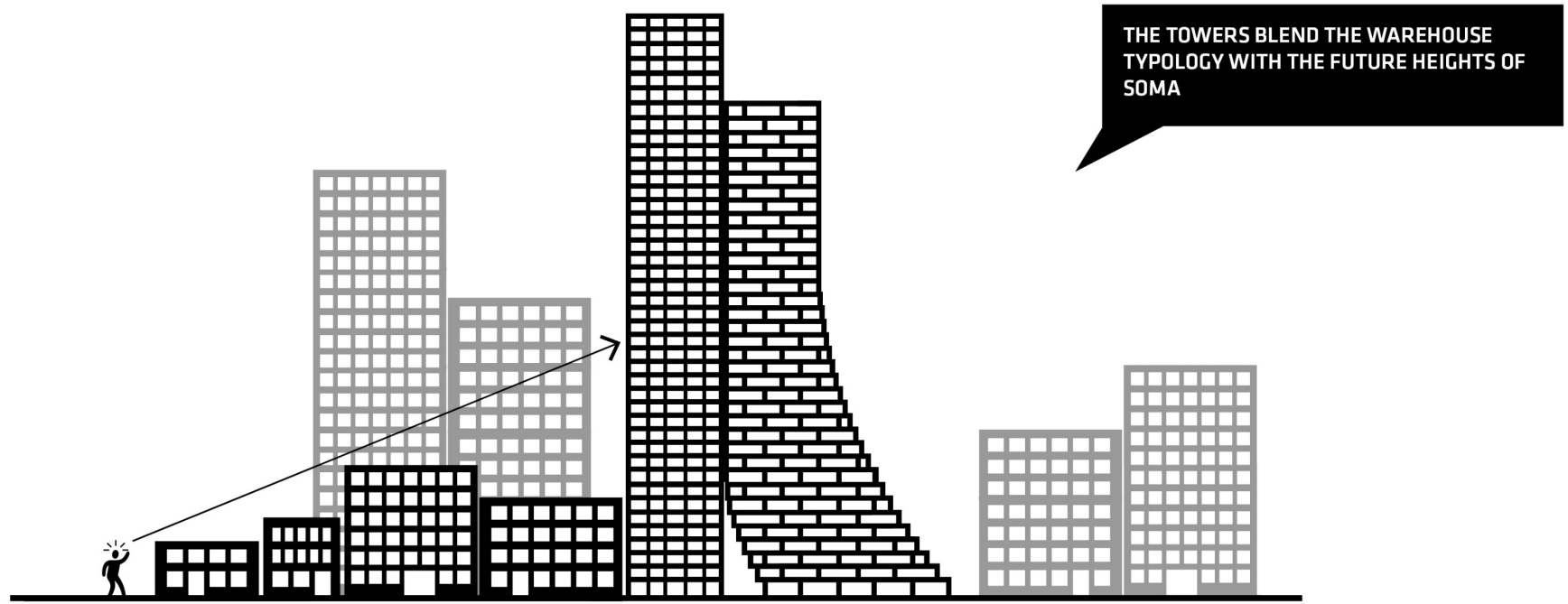

& KING ST
SAFEWA
4TH & TOWNSEND . SF . SOMA

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



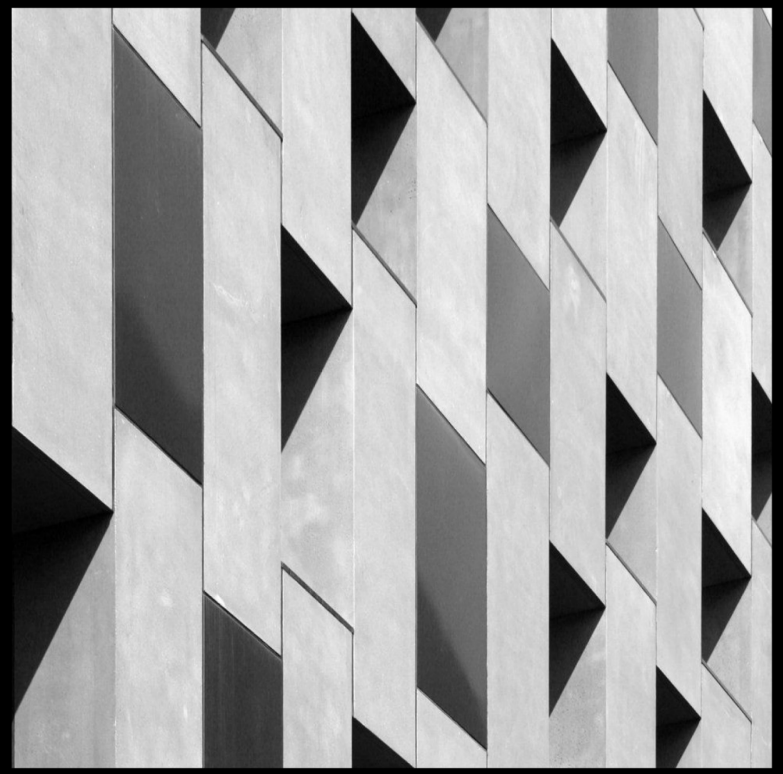
AS SOMA'S SKYLINE CHANGES WE'VE SET OUT TO
CAPTURE THE MOMENT BY RETAINING ITS MORE
SOLID MASONRY & LIGHT INDUSTRIAL TYPOLOGY





MERGE OF CLASSIC SF TOWER & SOMA WAREHOUSE

RELATE TO THE SOMA CONTEXT & CAPTURE THE SOMA 'GRIT'



DEPTH



TEXTURE



TONE & HUE

MATERIALITY
DEPTH, TEXTURE, TONE & HUE



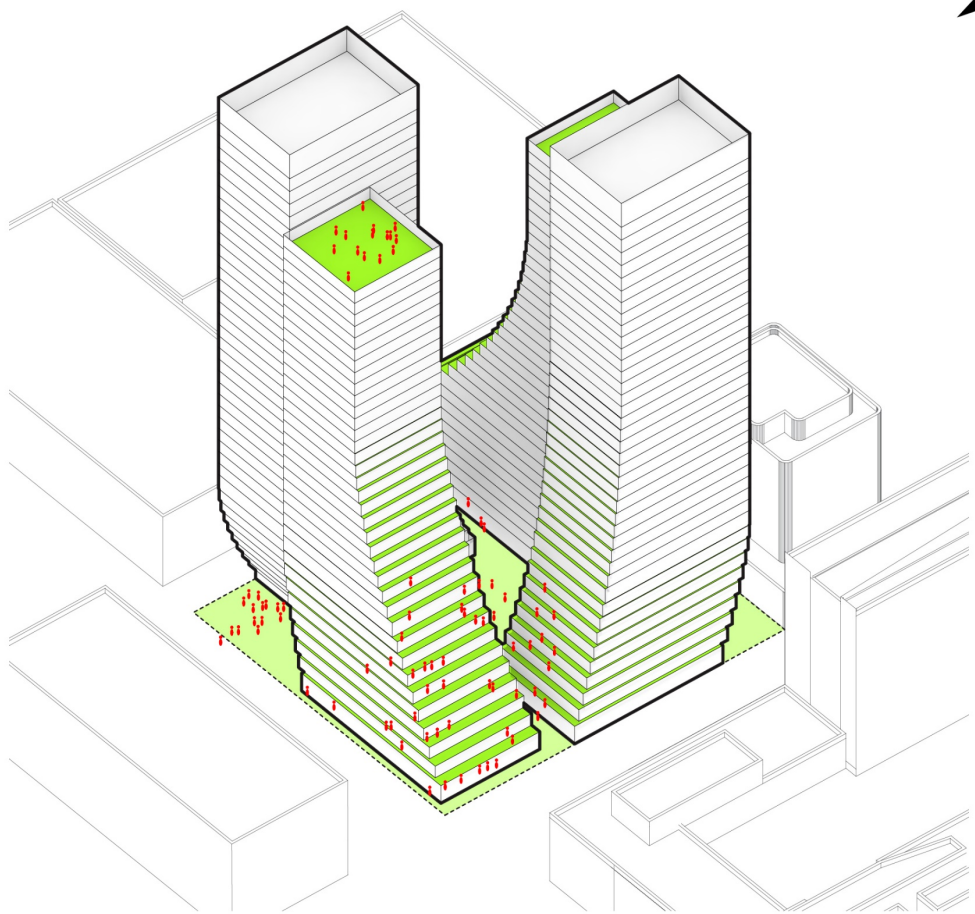
TSPC - THE CREAMERY @ 4TH & TOWNSEND - FF - SOMA .



4TH & TOWNSEND . SF . SOMA .

OPEN SPACE
THE PUBLIC REALM, ACCESS & ACTIVITY

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



OPEN SPACE
THE PUBLIC REALM, ACCESS & ACTIVITY

San Francisco Planning

EXISTING PARKS, RECREATION CENTERS, PLAZAS, POPOS

FUTURE POTENTIAL PARKS

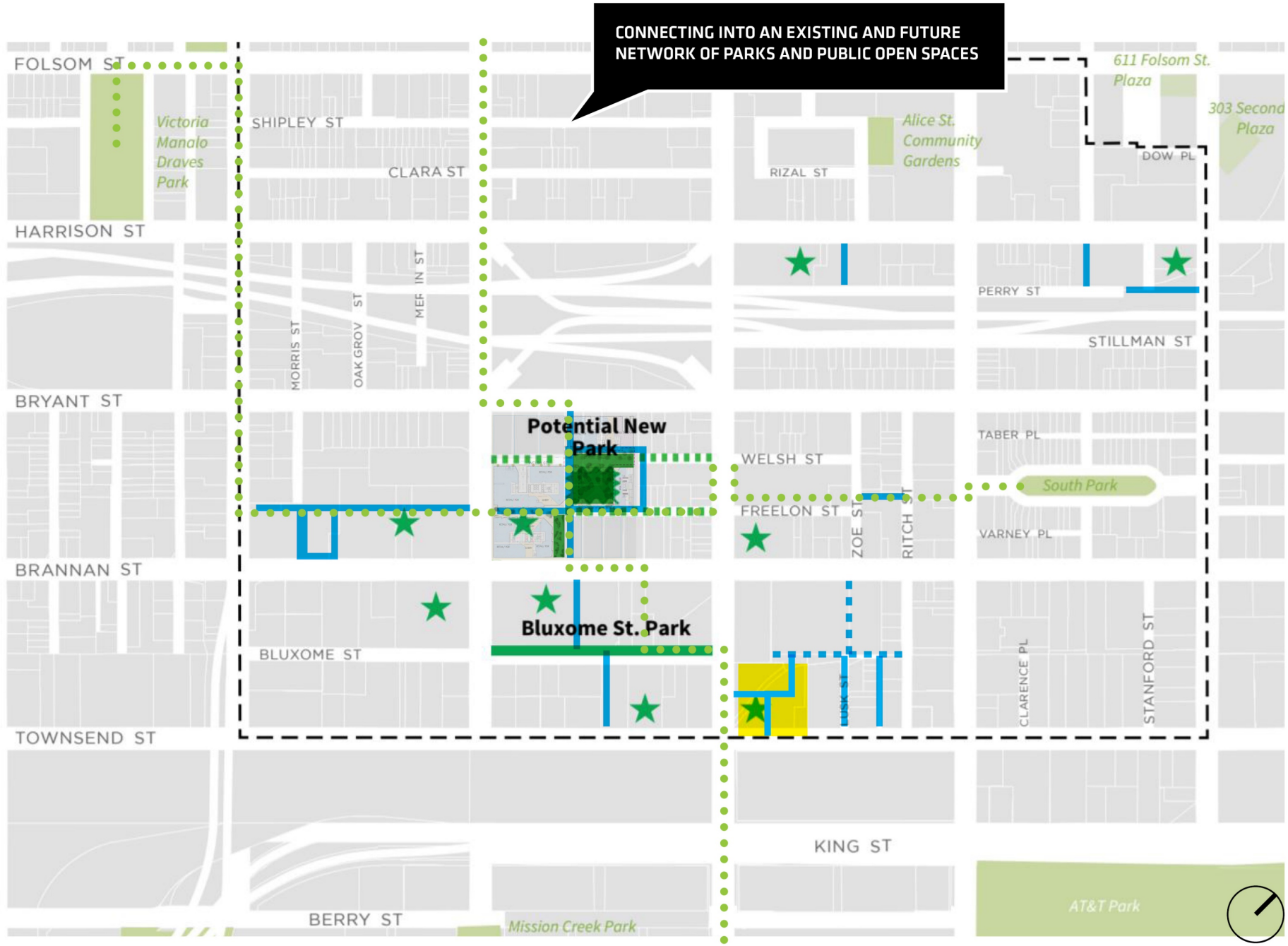
HIGH PRIORITY POTENTIAL SHARED PUBLIC WAYS

POTENTIAL POPOS

ALLEYS AND MIDBLOCK CROSSINGS

NEIGHBORHOOD WALK
*FROM PLANNING STAFF PRESENTATION

PROJECT SITE



OPEN SPACE
THE PUBLIC REALM, ACCESS & ACTIVITY



OPEN SPACE
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


4TH & TOWNSEND . SF . SOMA .

OPEN SPACE
THE PUBLIC REALM, ACCESS & ACTIVITY



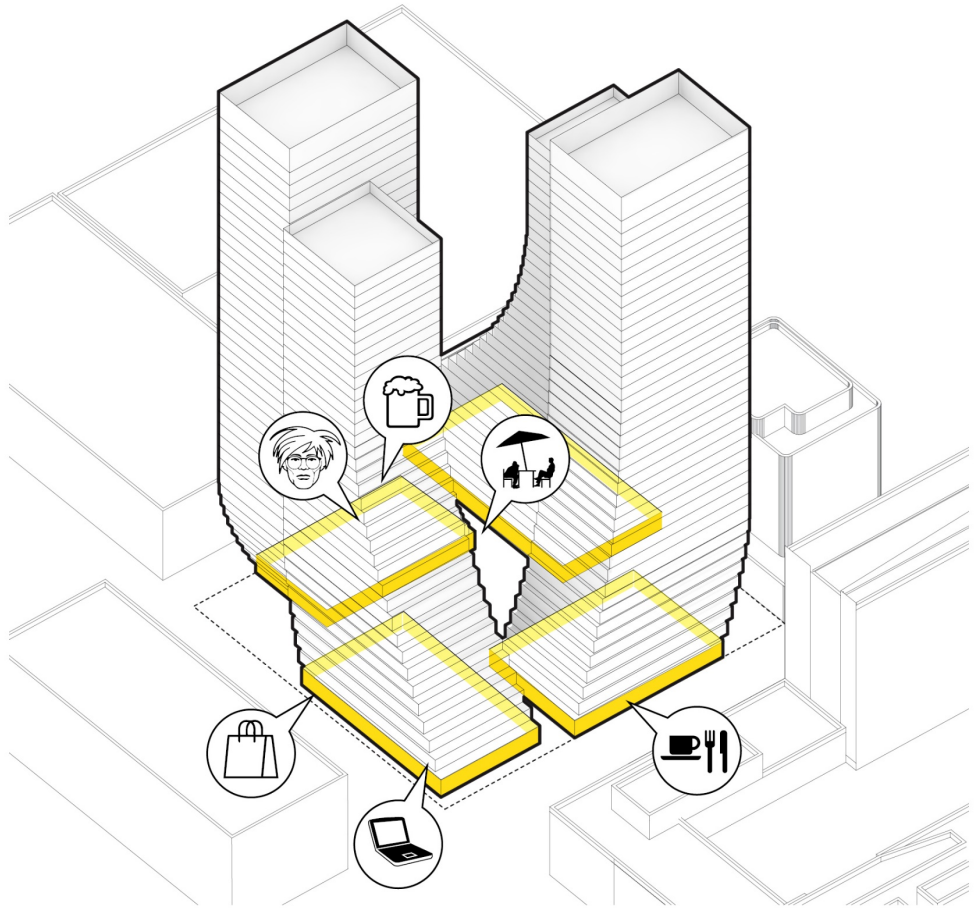
OPEN SPACE
THE PUBLIC REALM, ACCESS & ACTIVITY



OPEN SPACE
THE PUBLIC REALM, ACCESS & ACTIVITY



PUBLIC REALM, ACCESS & ACTIVITY



RETAIL & ACTIVE STOREFRONTS



NEIGHBORHOOD RETAIL OPENING TO STREET

PUBLIC REALM, ACCESS & ACTIVITY



TSPC - THE CREAMERY @ 4TH & TOWNSEND , SF . SOMA .

PUBLIC ART POTENTIAL



MURALS

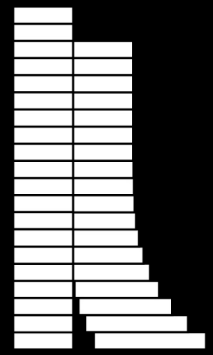


FRESCOS



SCULPTURES





TISHMAN SPEYER

BIG

adamson
ASSOCIATES | ARCHITECTS