



VIEW FROM MISSION STREET



VIEW FROM ALEMANY BOULEVARD



BIRDS EYE VIEW FROM MISSION STREET

4840 MISSION STREET DEVELOPMENT

URBAN DESIGN PROJECT DESCRIPTION

4840 Mission Street will be one of the first major developments in the Excelsior District in nearly 25 years. This unique, mixed use development will extend from Mission Street, the Excelsior’s commercial “Main Street,” through to Alemany Boulevard, a major residential boulevard. The ±1.4 acre project site is currently occupied by the Valenti Marini Perata Funeral Home. This large site provides a unique opportunity to establish a mixed-use, affordable housing development that includes, quality public spaces, commercial spaces as well as providing a new home for a community based health clinic (Mission Neighborhood Health Clinic).

The overall development includes ±1.5 acres and includes up to 137 below market rate affordable rental units (100% of the units are affordable) over a new ±10,000 square foot Clinic and a ±6,000 square commercial space. The development includes 39 residential parking stalls that are located below the building and below grade; access to the parking occurs from the North end of the Alemany boulevard side.

One of the main features of the development is the inclusion of a mid-block pedestrian walkway which connects Mission Street and Alemany Blvd. and which will include public spaces on each end.

The walkway is articulated with softscape areas, trees and hardscape areas which meander down the sloped site from Mission Street to Alemany Boulevard. The walkway is located against the buildings management offices along the south part of the site so that there will be “eyes on the street” to keep this area safe and it is anticipated that it will be closed to the public at non-business hours or at the discretion of the property owner.

At each end of the connecting walkway, the development includes gathering areas: a public plaza on the Mission Street side and a smaller area in front of the secondary residential lobby on the Alemany Blvd side. At the Mission Street side of the walkway, a public plaza is located which also functions as the terminus and base of France Avenue, a view of this can be found on sheet A0.4. Public improvements in this area include new sidewalks, bulb-outs and crosswalks enhancing the surroundings and connecting the plaza to the rest of the neighborhood. This public gathering space has the potential of including artwork and be a focus point for the community.

The building includes 137 units of which over 50% are two and three bedroom units. A large courtyard with a play structure will serve residents as well as other amenities such as interior common spaces like a community area, lounge, computer lab and secured bike parking at a 1:1/unit ratio. Management offices line the connecting walkway and the building will be staffed by a full time onsite property manager.

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SHEET INDEX

A0.0	COVER
A0.2	PERSPECTIVE VIEWS
A0.3	PERSPECTIVE VIEWS
A0.4	PERSPECTIVE VIEWS
A0.5	PROJECT STATISTICS & VIGNETTES
A0.6	EXISTING COND. & AERIAL
A0.7	TOPOGRAPHIC SURVEY
A1.0	ZONING SUMMARY & DIAGRAM
A1.1	OVERALL SITE PLAN
A1.2	SIDEWALK IMPROVEMENT DIAGRAMS
L1	LANDSCAPE CONCEPT PLAN
C1	CIVIL IMPROVEMENTS CONCEPT PLAN
A2.1	BUILDING PLANS
A2.2	BUILDING PLANS
A2.3	BUILDING PLANS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	BUILDING SECTIONS
A4.1	OPEN SPACE DIAGRAM
A4.2	REAR YARD
A4.3	HEIGHT DIAGRAM
A4.4	DWELLING UNIT EXPOSURE

VICINITY MAP





VIEW FROM MISSION STREET

4840 MISSION STREET | A0.2 PERSPECTIVE VIEWS

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VIEW FROM ALEMANY BOULEVARD

4840 MISSION STREET | A0.3 PERSPECTIVE VIEWS

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**VAN METER
WILLIAMS
POLLACK**



BIRDS EYE VIEW FROM MISSION STREET

4840 MISSION STREET | A0.4 PERSPECTIVE VIEWS

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STREET VIEWS FROM FRANCE STREET AT MISSION



STREET VIEW AT ENTRY PLAZA

4840 PROJECT STATISTICS

	RESIDENTIAL NUMBER OF UNITS						RESIDENTIAL SQUARE FOOTAGE				PARKING		COMMERCIAL		TOTAL BY FLOOR
	100% BELOW MARKET RATE RENTAL						RESIDENTIAL GROSS	COMMON	CIRCULATION/ UTILITY	SUB-TOTALS	PARKING SF*	PARKING NUMBERS	CLINIC	RETAIL	
	STUDIOS ±500 SF	1 BED ±620 SF	2 BED ±880 SF	2 TH ±1,100 SF	3 BED ±1,100	SUB-TOTAL BY FLOOR									
5TH FLOOR		7	11		1	19	16,242	336	3,550	20,128					20,128
4TH FLOOR		13	14		4	31	27,420	983	6,655	35,058					35,058
3RD FLOOR		17	16		4	37	31,784	983	6,654	39,421					39,421
2ND FLOOR (PODIUM ±15' ABOVE MISSION)		18	15		4	37	31,475	983	6,654	39,112					39,112
GRADE LEVEL 1 (MISSION)		3	3		3	9	12,358	7,993	3,069	23,420			10,000	5,726	39,146
GRADE LEVEL -1 (ALEMANY 155)				4		4	2,091	799	2,885	5,775	17,455	39			23,230
SUBTOTAL	0	58	59	4	16										
PERCENT OF TOTAL	0.0%	42.3%	46%		12%	100.0%									
TOTAL UNITS	137						121,370	12,077	29,467	162,914	17,455		10,000	5,726	196,095
AVERAGE UNIT SIZE	886														

* COURTYARD NOT INCLUDED IN TOTALS, ALLEY IS APPROXIMATELY 8,000 ADDITIONAL SF



VIEW C



VIEW D



VIEW E



VIEW B



VIEW F

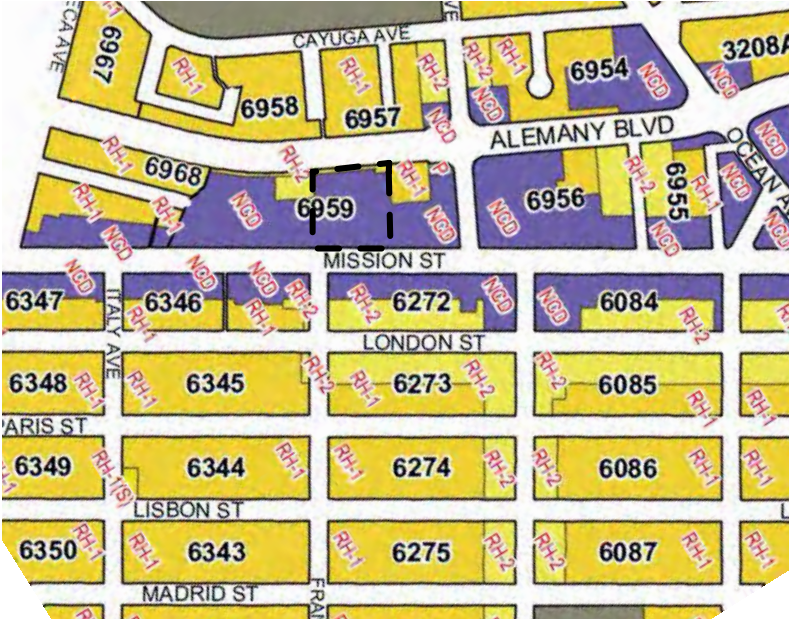


VIEW A

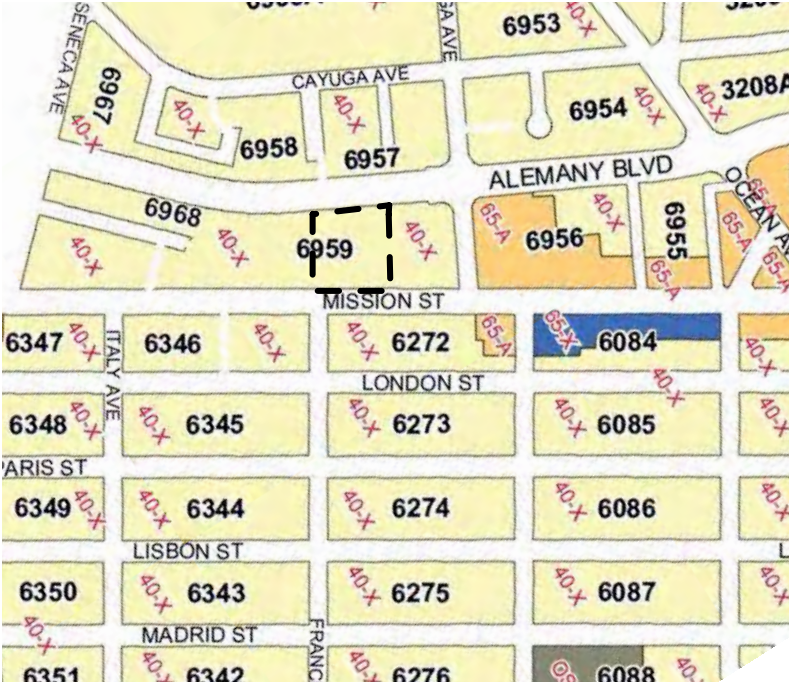
SITE & ZONING INFORMATION		
	SF	ACRES
TOTAL PARCEL SIZE	64,350	1.48
CURRENT ZONING ALLOWABLE DENSITY		
	SF	UNITS
NCD DISTRICT AREA & ALLOWABLE DENSITY OF 600 SF PER LOT	60,531	100
RH-1 DISTRICT AREA & ALLOWABLE DENSITY OF 3,000 SF PER LOT	3,819	1
TOTAL BASE UNITS ALLOWED BY ZONING	64,350	101
ALLOWABLE INCREASE THROUGH STATE DENSITY BONUS		
	UNITS	
INCREASE THROUGH +35% DENSITY BONUS, NCD & RH-1: 101x1.35=136.35	137	
PROPOSED TOTAL UNITS	137	
HEIGHT		
	ALLOWED	
MAXIMUM HEIGHT 40-X DISTRICT	40' FACING ALEMANY, 45' OVER ACTIVE COMMERCIAL USES ON MISSION STREET. AS PART OF DENSITY BONUS PROGRAM 2 FLOORS OR 20 FEET ALLOWED	
SETBACKS		
	REQUIRED	
MISSION STREET (FRONT)	"0"	
ALEMANY BLVD	"0"	
NORTH (SIDE)	"0"	
SOUTH (SIDE) WALKWAY	"0"	
FLOOR AREA RATIO		
	ALLOWED	
FLOOR AREA RATIO	3.6 TO 1	
NON RESIDENTIAL USE AREAS		
	ALLOWED	
MAXIMUM NON RESIDENTIAL USE SIZE AREAS	6,000	
	6,000	
CONCESSION FOR CLINIC AS PART OF INDIVIDUALLY REQUESTED DENSITY BONUS PROGRAM		
OPEN SPACE		
	REQUIRED -5% PER 206.6	
REQUIRED OPEN SPACE 80SF/UNIT PRIVATE OR 100 SF IF COMMON, SECTION 135 & 720	13,015	
WAIVER OF SECTION 135 EXPOSURE REQUIREMENT ALONG WALKWAY, SEE WAIVER TO MEET EXPOSURE REQUIREMENT ALONG WALKWAY AS PART OF INDIVIDUALLY REQUESTED DENSITY BONUS PROGRAM. SEE DIAGRAMS ON SHEET A4.1		
REAR YARD		
AS A THROUGH LOT 25% OF DEPTH REQUIRED (SEC. 134). EQUIVALENT AREA 25% OF PARCEL PROVIDED. SEE DIAGRAM ON SHEET A4.2		
WAIVER AS PART OF INDIVIDUALLY REQUESTED DENSITY BONUS PROGRAM		
DWELLING UNIT EXPOSURE		
25' UNIT DAYLIGHT EXPOSURE ALONG NORTH SIDE OF DEVELOPMENT. BETWEEN THE PROPERTY LINE IS PROVIDED ALONG THIS EDGE. SEE DIAGRAMS ON SHEET A4.4		
WAIVER AS PART OF INDIVIDUALLY REQUESTED DENSITY BONUS PROGRAM		
PRESERVATION		
PRESERVATION	CATEGORY "B"	
PARKING CARS		
	ALLOWED	
PARKING CARS	UP TO 1 CAR/ UNIT PERMITTED	
PARKING BIKES		
	REQUIRED	
PARKING BIKES:	109 CLASS 1 RESIDENTIAL	
CLASS 1=100 SPACES + 1 PER 4 ADD UNITS	7 CLASS 2 RESIDENTIAL	
CLASS 2=1/20 UNITS		



EXISTING ZONING DISTRICTS & ALLOWABLE DENSITIES MAP



ZONING MAP



HEIGHT MAP

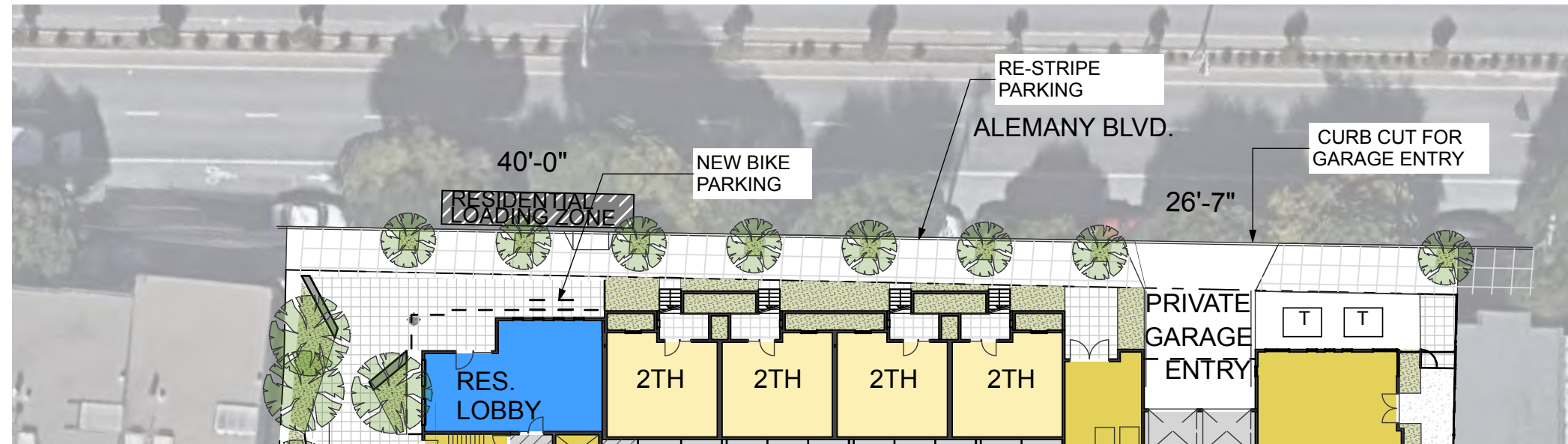
LEGEND

- RESIDENTIAL ENTRY, MANAGEMENT & COMMON AREAS
- RESIDENTIAL UNITS
- MISSION NEIGHBORHOOD HEALTH CLINIC
- COMMERCIAL RETAIL
- VEHICULAR LOADING AREA

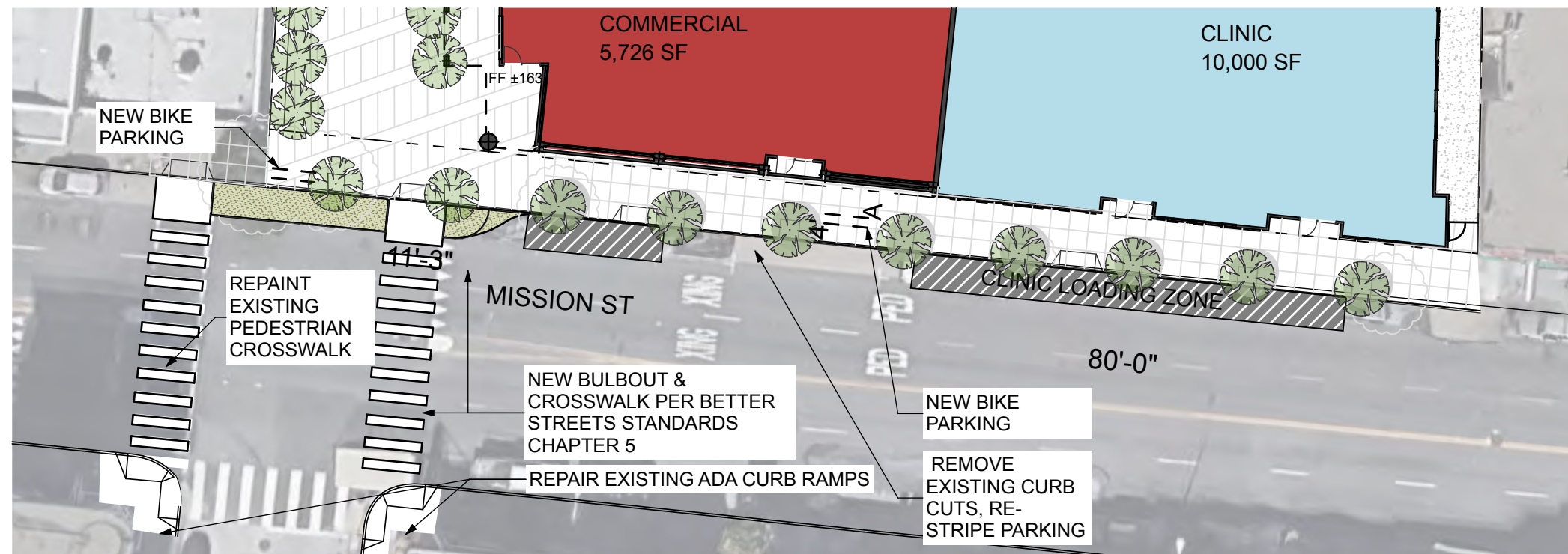
SHEET NOTES

- 1 RESIDENTIAL GARAGE ACCESS
- 2 RESIDENTIAL LOBBY/ENTRY
- 3 CLINIC LOBBY MAIN ENTRY
- 4 COMMERCIAL RETAIL ENTRY/STOREFRONTS
- 5 ADA CLINIC LOADING ZONE
- 6 REPAINT EXISTING PEDESTRIAN STREET CROSSING
- 7 NEW PEDESTRIAN STREET CROSSING W/ ADA CURB CUTS & PLANTER BULBOUS
- 8 RESIDENTIAL ENTRY STOOPS
- 9 PUBLIC PLAZA AND SEMI-PRIVATE WALKWAY OPEN TO PUBLIC DURING DAYTIME
- 10 RESIDENTIAL COURTYARD AND PLAY STRUCTURE
- 11 RESIDENTIAL LOADING ZONE
- 12 REPAIR ADA PEDESTRIAN CURB CUTS
- 13 PAD MOUNTED TRANSFORMERS
- 14 POTENTIAL WALL MURAL ON EXISTING OR NEW WALL
- 15 POTENTIAL FIRE WATER CONNECTION TO BLDG
- 16 POTENTIAL DOMESTIC WATER CONNECTION
- 17 ELECTRICAL/MECHANICAL ROOMS
- 18 BIKE PARKING



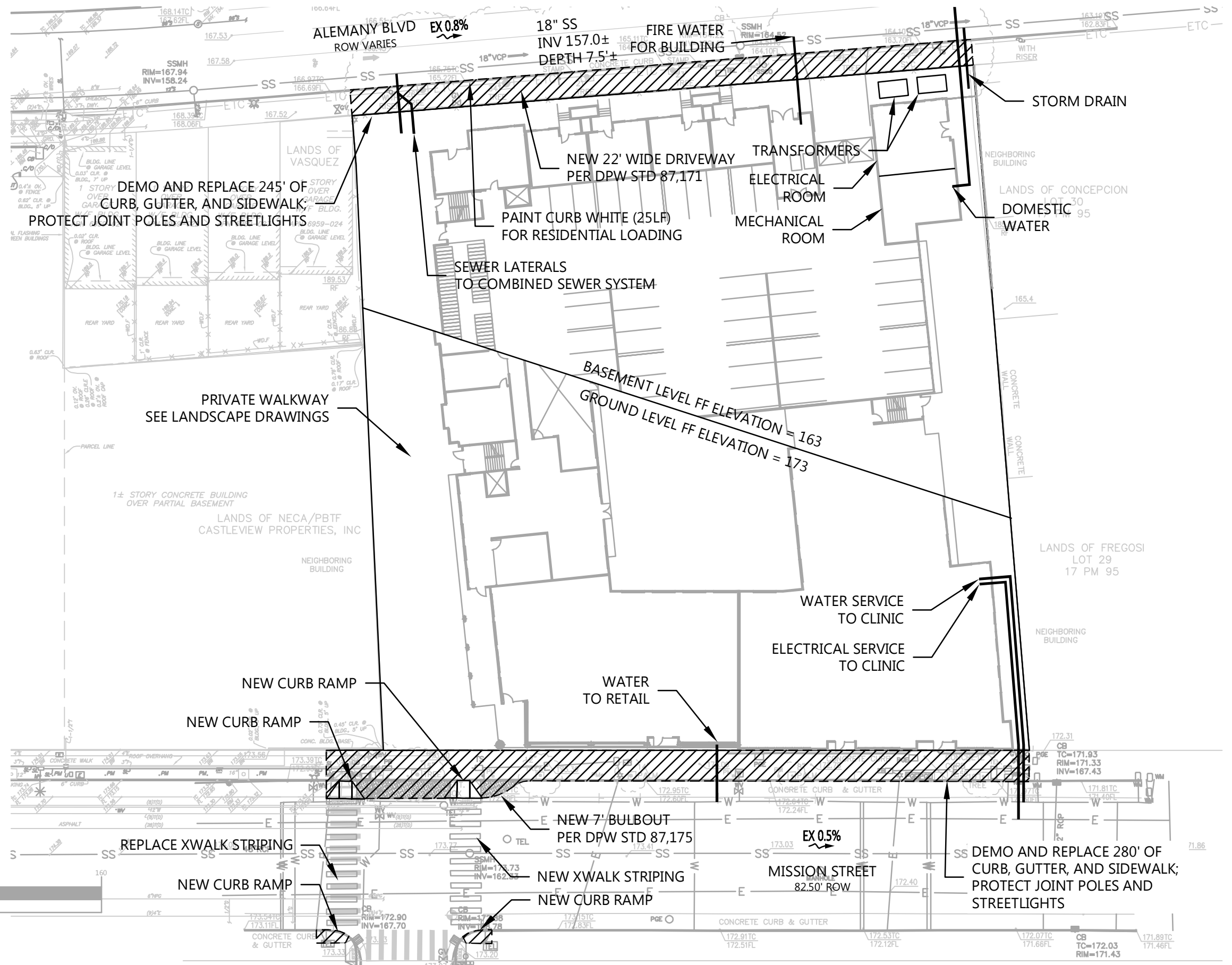


2. ALEMANY STREET
SCALE: 1" = 30'



1. MISSION STREET CROSSWALK & LOADING ZONES
SCALE: 1" = 30'





GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

4840 MISSION STREET | C1.0 SITE PLAN / PUBLIC IMPROVEMENTS

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BASEMENT (ALEMANY BLVD GROUND LEVEL)



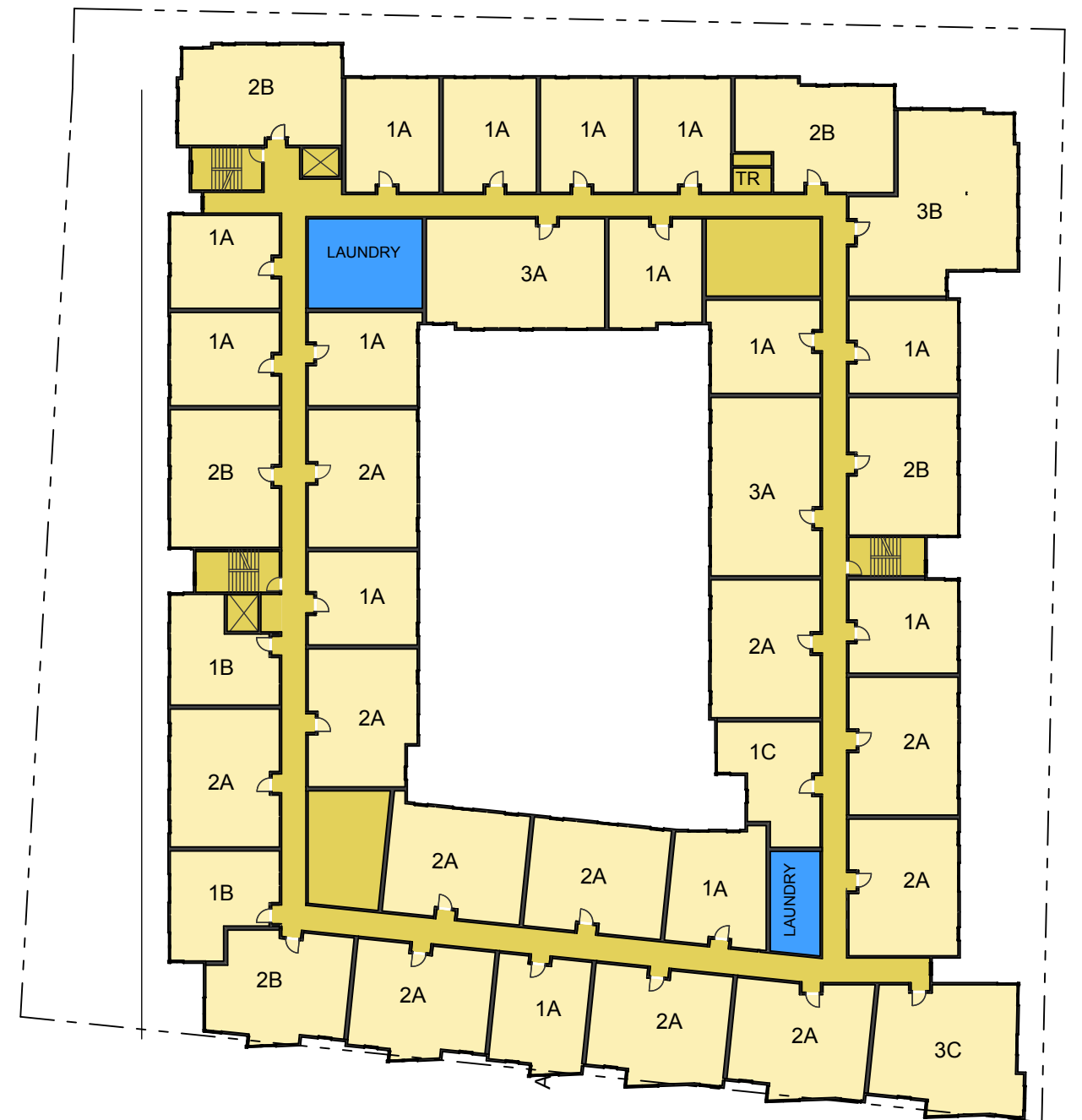
GROUND FLOOR

4840 MISSION STREET | A2.1 BUILDING PLANS

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SECOND FLOOR

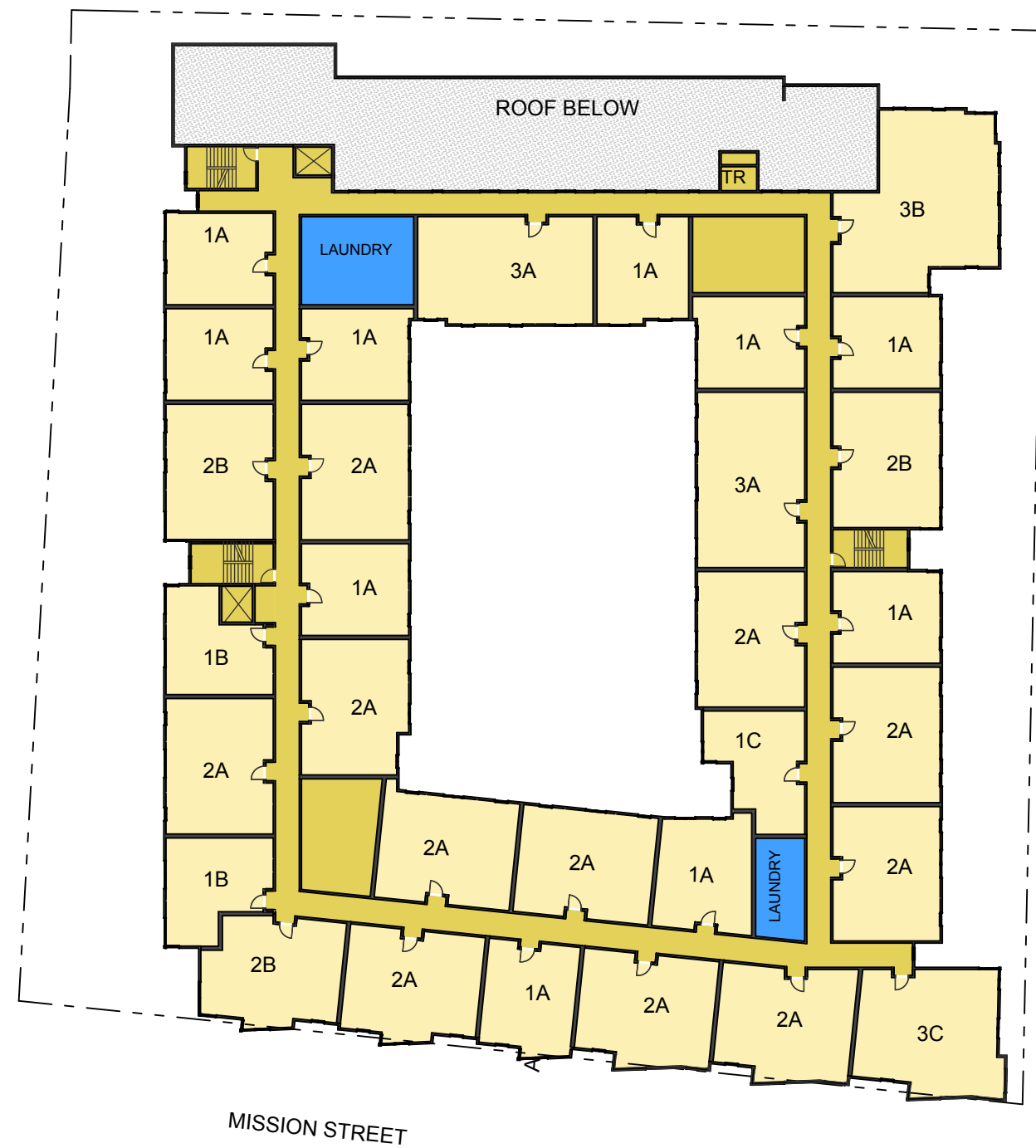


MISSION STREET

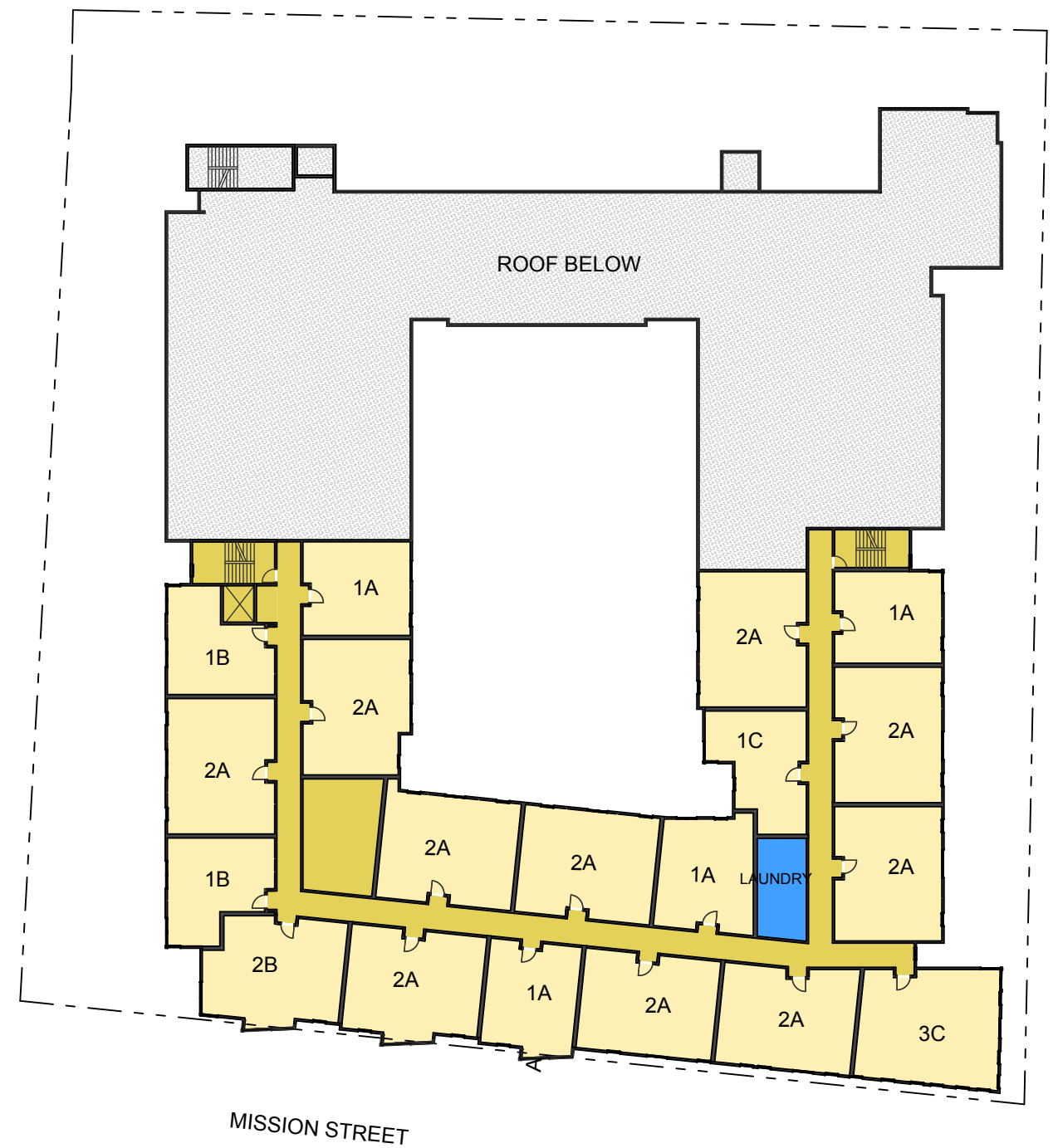
THIRD FLOOR

4840 MISSION STREET | A2.2 BUILDING PLANS

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FOURTH FLOOR



FIFTH FLOOR



4840 MISSION STREET | A2.3 BUILDING PLANS

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MISSION - EAST ELEVATION



ALEMANY - WEST ELEVATION



4840 MISSION STREET | A3.1 BUILDING ELEVATIONS

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WALKWAY - SOUTH ELEVATION

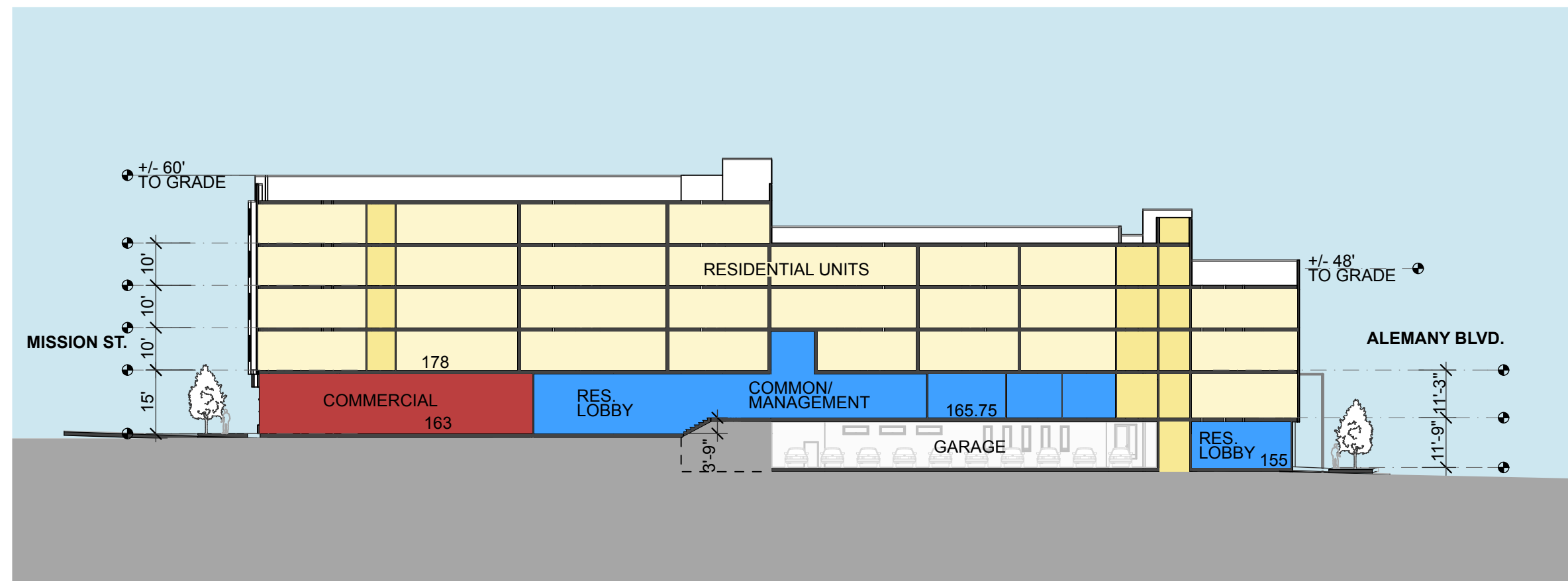


NORTH ELEVATION



4840 MISSION STREET | A3.2 BUILDING ELEVATIONS

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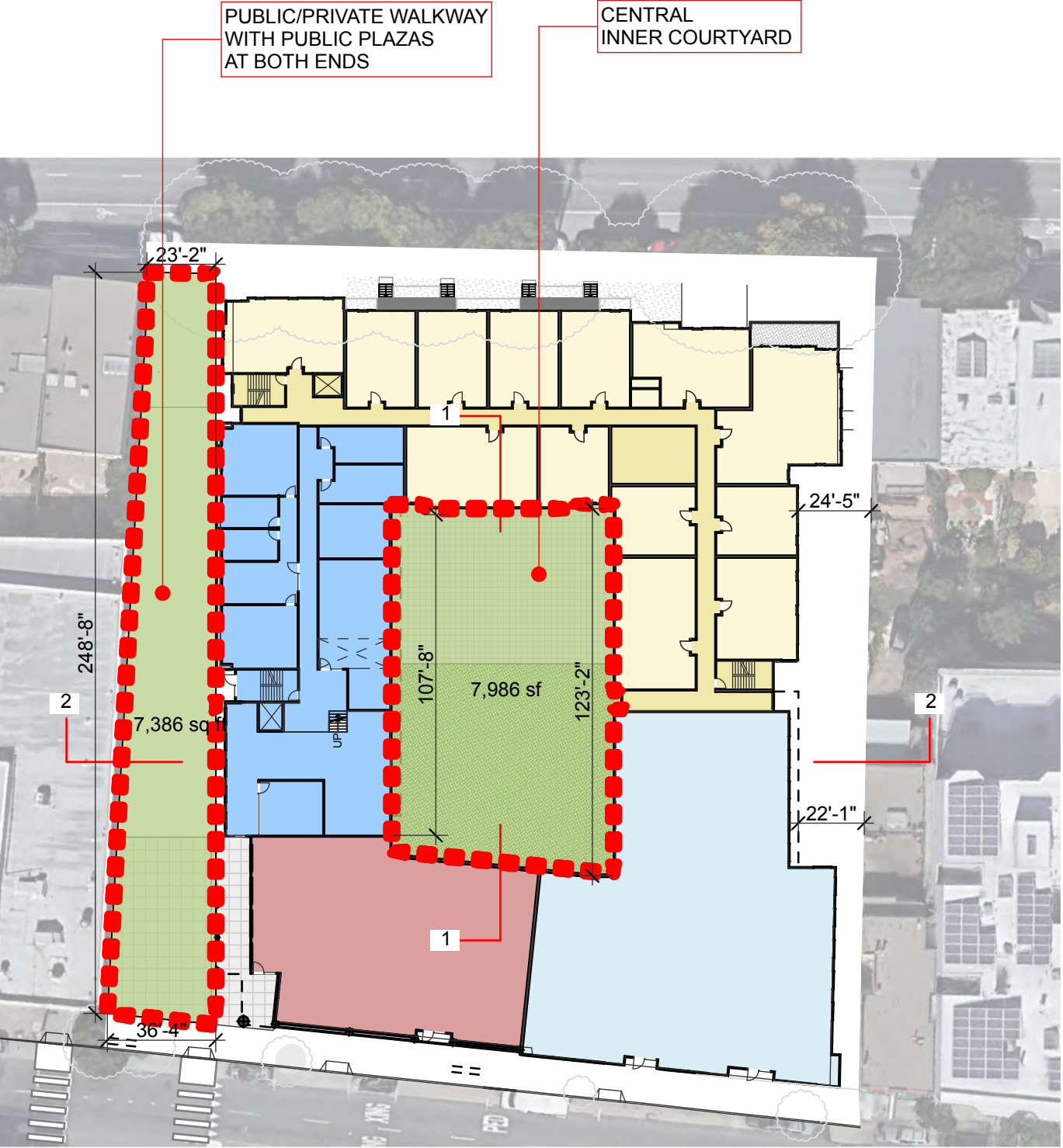


SECTION THROUGH LOBBY

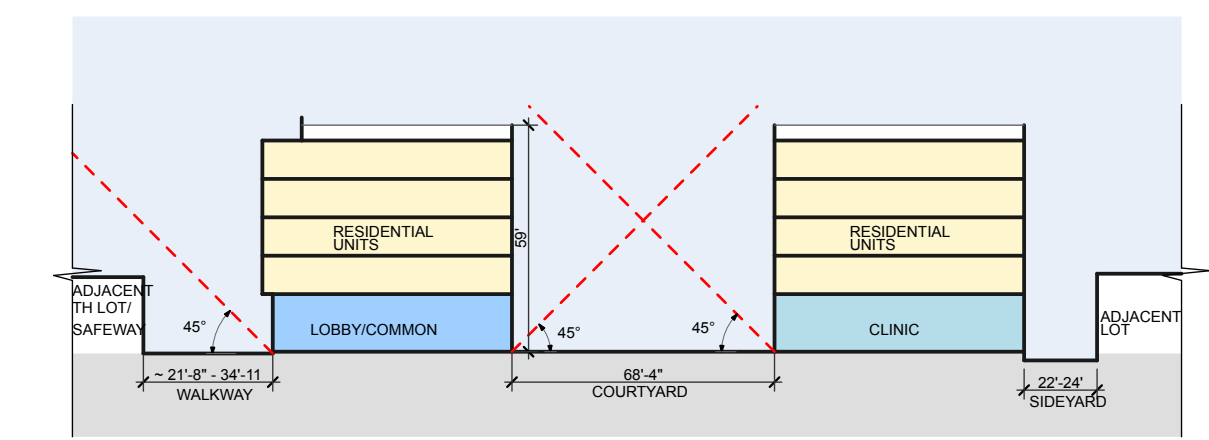


4840 MISSION STREET | A3.3 BUILDING SECTION

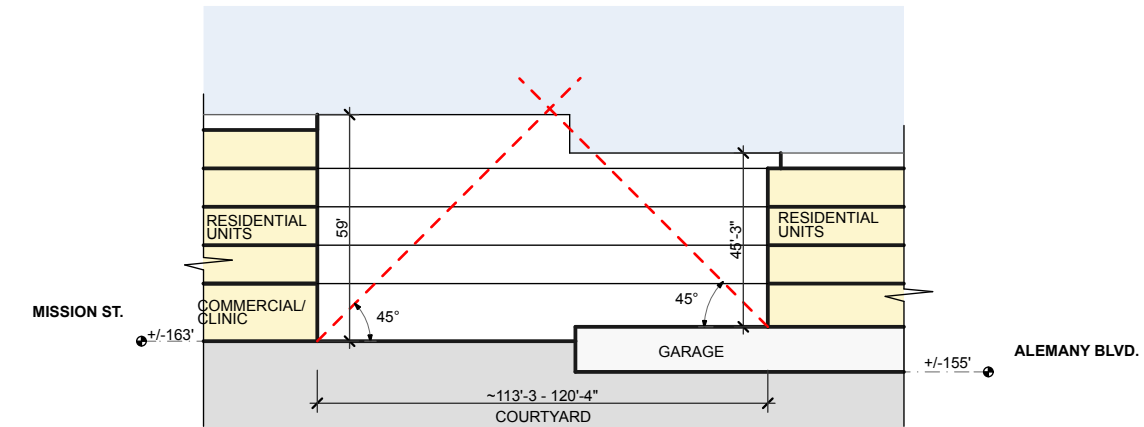
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OPEN SPACE DIAGRAM
SCALE: 1" = 50'



SECTION 2-2: WALKWAY, INNER COURTYARD & SIDEYARD
SCALE: 1" = 50'



SECTION 1-1: INNER COURTYARD
SCALE: 1" = 50'

OPEN SPACE			
USABLE COMMON AREAS	LEVEL	AREA PROVIDED SF	AREA REQUIRED @ 100 SF/UNIT -5% PER SEC. 206.6
CENTRAL COURTYARD*	PARTIAL PODIUM/ PARTIAL AT-GRADE	7,236	
PLAZAS & PRIVATE WALKWAY**	AT-GRADE	7,386	
TOTAL		14,622	13,015

*DOES NOT INCLUDE 750 SF DEDICATED FOR CLINIC
**WILL NEED A WAIVER TO COMPLY WITH SEC 135

OPEN SPACE STATISTICS

REAR YARD EQUIVALENCY		
AREAS CONSIDERED	AREA PROVIDED SF	AREA REQUIRED @ 25% OF PARCEL
CENTRAL COURTYARD	7,986	
PLAZAS & PEDESTRAIN WALKWAY	8,222	
ALEMANY BLVD FRONTAGE	810	
TOTAL	17,018	15,874

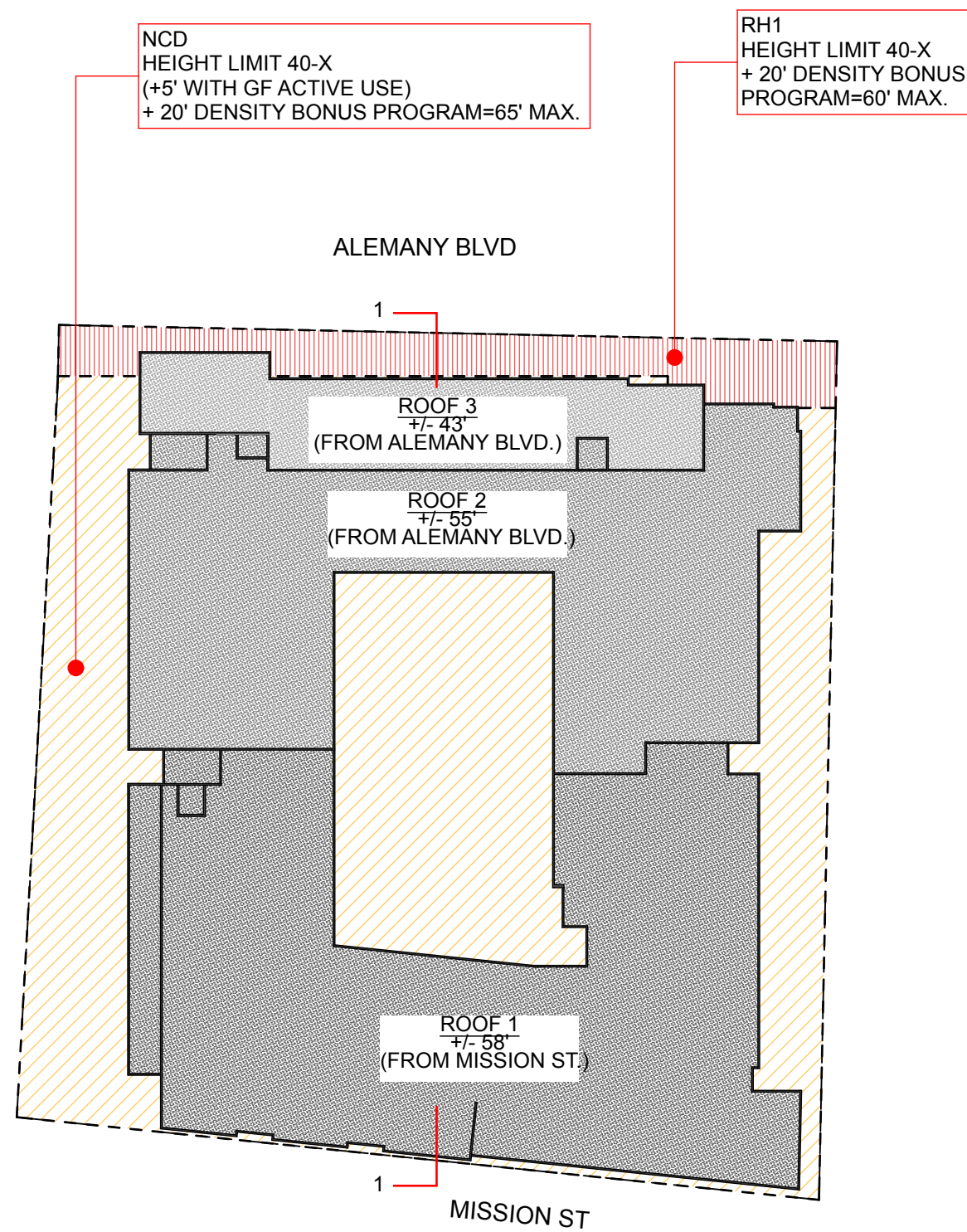


REAR YARD MINIMUM REQUIRED AREA

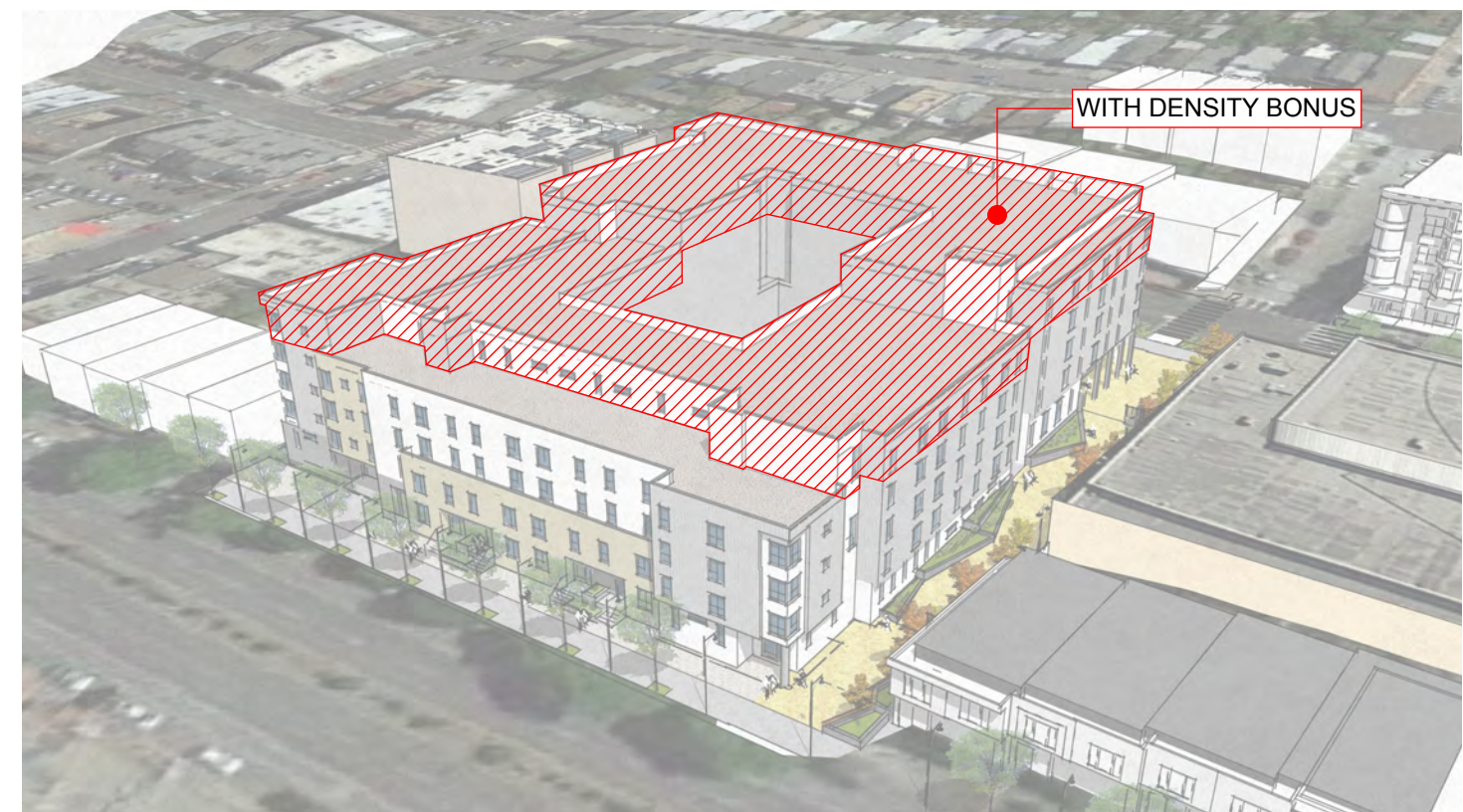


REAR YARD EQUIVALENT AREA CALCULATION

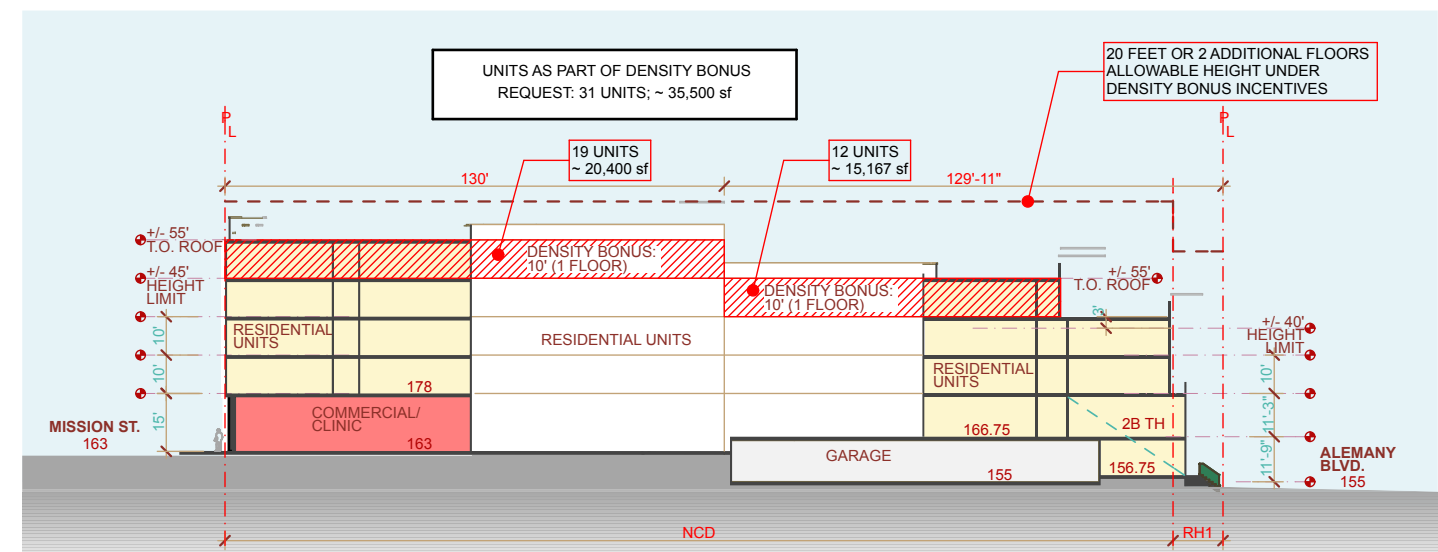




ROOF PLAN
SCALE: 1" = 50'

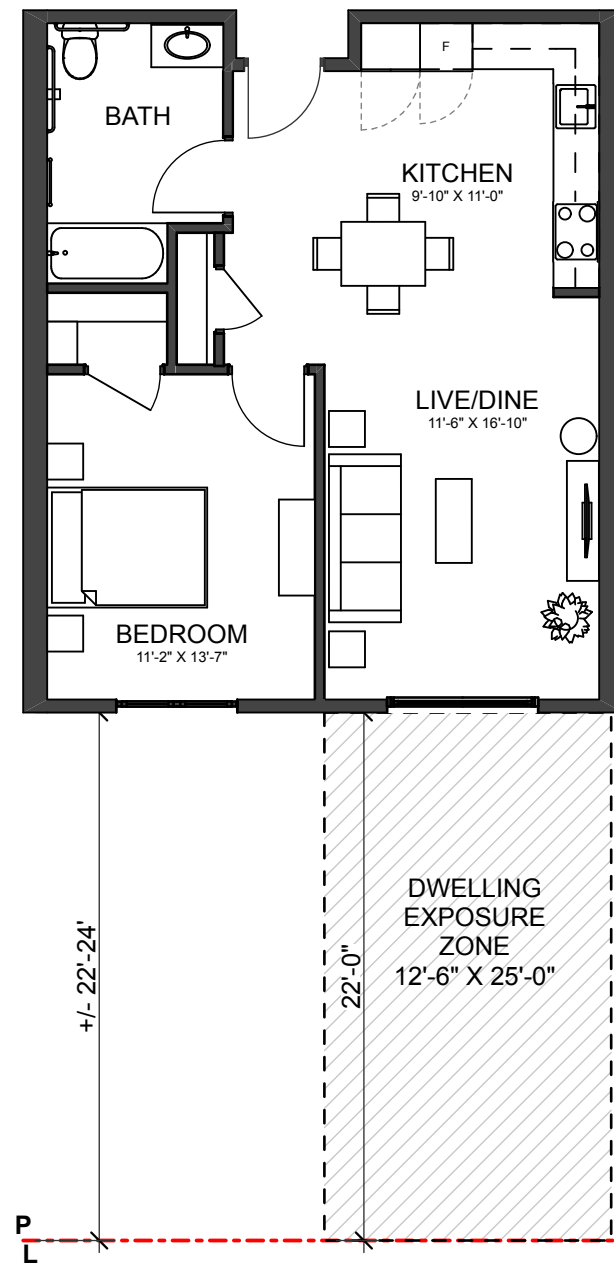


DENSITY BONUS DIAGRAM

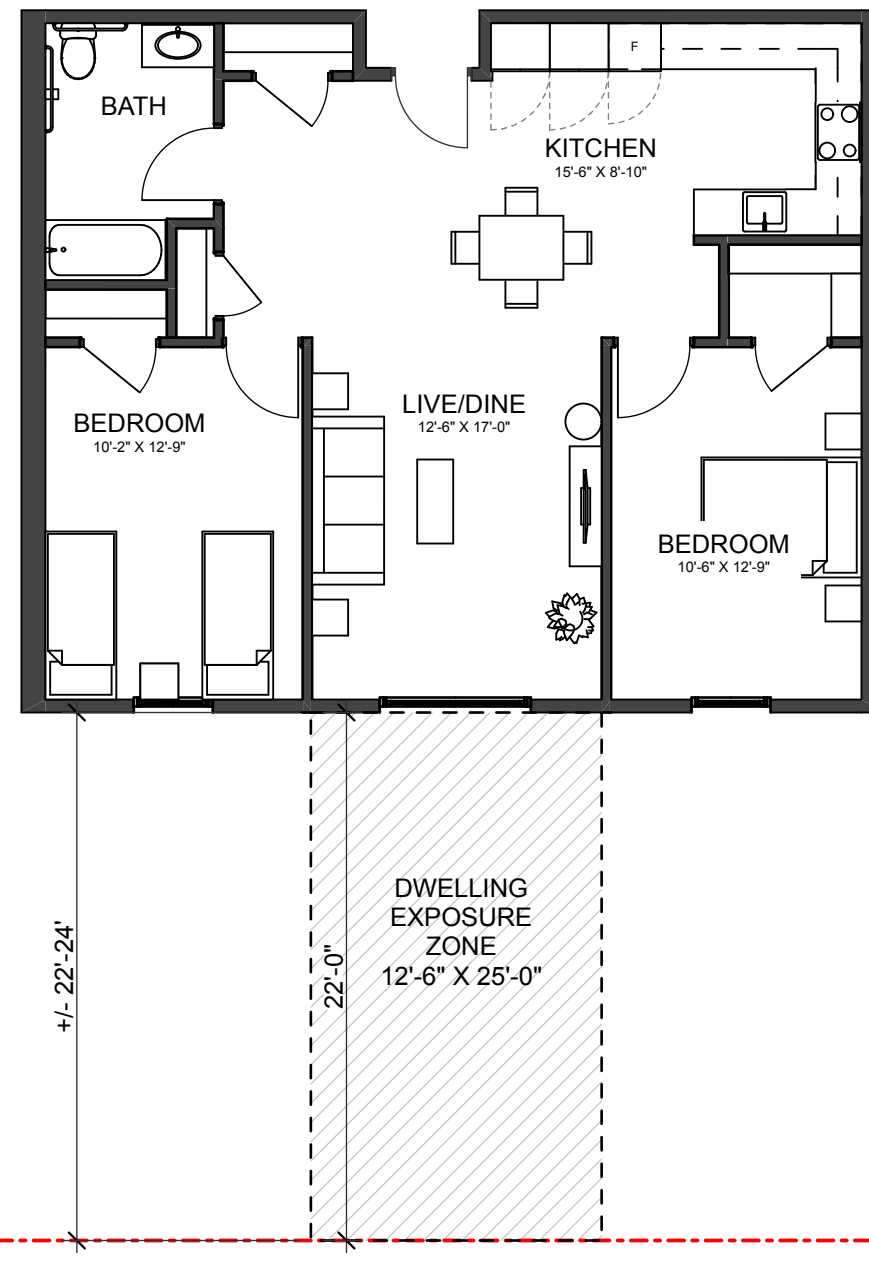


DENSITY BONUS SECTION
SCALE: 1" = 50'

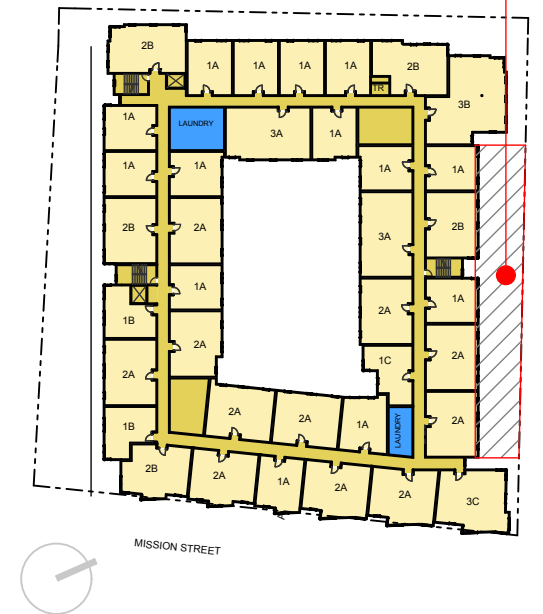
TYP. 1 BDRM. UNIT



TYP. 2 BDRM. UNIT



TYP. 1 & 2 BEDROOM UNITS ALONG
NORTHERN SIDE ARE BETWEEN
22' & 24' AWAY FROM THE
PROPERTY LINE
WAIVER OF 25' UNIT EXPOSURE
PER SECTION 140



TYPICAL UNIT PLANS
SCALE: 1/8" = 1'-0"

KEY PLAN: TYP. FLOOR PLAN
SCALE: 1" = 100'