

Project Description

588 Mission Bay Boulevard North (aka, Mission Bay South Block 7 West)

The project, Mission Bay Block 7, is approximately 230,000-square-foot mixed-use residential / retail building within the western portion of Block 7 located on Fourth Street between China Basin and Mission Bay Boulevard North, within the Mission Bay - South Redevelopment Area. On the 80,859 square feet /1.86 acre site, the building will contain ground-level active-street-front retail along Fourth Street, 200 rental one- and two-bedroom units, a 52 space parking structure, at-grade and podium level courtyards, common amenity spaces for residents, and accessory use spaces.

With four stories of Type V wood construction over one level of Type I concrete podium construction along the west side of the block, and three stories of Type V construction over Type I concrete podium on the east side; the building massing is broken into discrete volumes to provide a varied and lively streetwall edge, with a larger urban street-wall treatment along the Mission Bay Boulevard North frontage. The building wraps around a large communal open space for gathering and relaxing. The courtyard, while protected, is visually open to provide a glimpse of green to passersby through the building entry. At the center of the open space a small, active, community pavilion provides a space for residents to gather, cook, and do laundry.

The approximately 10,000 square feet of retail space along Fourth Street wraps around the corner at Mission Bay Boulevard North, providing neighborhood-serving amenities and creating a lively edge along the street. High transparency and colorful signage will create a vital and bustling street-wall edge along this edge. Along the eastern side of the property, a pedestrian mews corridor provides access to apartment units with raised porches. The building is visually-rich in materials, with the 'big-move' at the corner Mission Bay Boulevard and Fourth Street, facing the UCSF campus, clad in Cor-ten steel panels. Where the massing breaks into smaller volumes, the elevations are articulated with smooth-troweled cement plaster and accented with perforated aluminum sunshades and balcony railings. The ground-level is articulated with board formed concrete and ipe wood siding.

The proposed building uses several complimentary sustainable strategies to achieve a GreenPoint Rating. The high density mixed-use affordable housing project is located in direct proximity to the Third Street Light Rail and bike route along Fourth Street. The building will be low-energy and strive to surpass the Title 24 Energy Standards by 15%. The project also includes drought-tolerant landscaping, domestic solar hot-water panels, 52 residential parking spaces, and 306 secure bicycle parking spaces, plus visitor bicycle parking. Construction is expected to begin in the Spring of 2015.