

## **Project Description**

### **1300 Fourth Street Family Housing**

The project, 1300 Fourth Street (also known as Mission Bay South Block 6 East), is located in the Mission Bay South community of San Francisco is on a flat, rectangular shaped 63,256 sq. ft. parcel which and includes the midblock vara. The Site is across Merrimac Street from the market rate, under construction Block 11 development, which consists of 188 residential units with no retail space. To the north, across China Basin Street, is Block 5, which includes 172 units with 15,000 sf of retail space. To the east of the Site is MBS Block 7W which is a 200 unit affordable development that is currently under construction. The project is in a transit-rich location and is located one block from the Mission Rock Muni Light Rail station for the T-Third line.

The Project will consist of 53 one bedroom, 47 two bedroom, and 43 three bedroom units (which includes one manager's unit), 41 parking spaces 136 bicycle parking spaces, approximately 9,730 square feet of ground floor retail, and open space. The units will be affordable to households earning between 20-50% of the Area Median Income ("AMI"), with 29 units set aside for formerly homeless households.

The townhomes will be Type V (wood) construction, while the remainder of the building will consist of Type III (masonry walls with wood interiors) over a Type I (concrete) podium. The Project includes an 180,215 square foot mixed-use building with a large community room and gathering space for teens, which face each other across a courtyard with outdoor seating and barbeque amenities. Past the elevator lobby and services offices is bike storage that overlooks a children's play area which is linked by stadium stairs to an upper level garden for "passive" play which will be accessed from a lower courtyard via stair, or from the second level. Finally, a "Quiet Courtyard" will be included as a place for more passive activities (i.e., reading and visiting). The northern portion of the Project that fronts 4<sup>th</sup> Street rises 45 feet includes three stories of residential uses above a 15-foot ground floor podium which accommodates the project's retail and parking. The retail space is located along the 4<sup>th</sup> Street frontage and wraps around the corner at China Basin Street. The shell space for 826 Valencia at the corner is over 41' deep, which will allow ample room for this award winning motivational literacy and writing program for school aged children who live at 1300 Fourth Street and for children in the greater Mission Bay area.

Construction is planned to commence no later than Summer 2016.