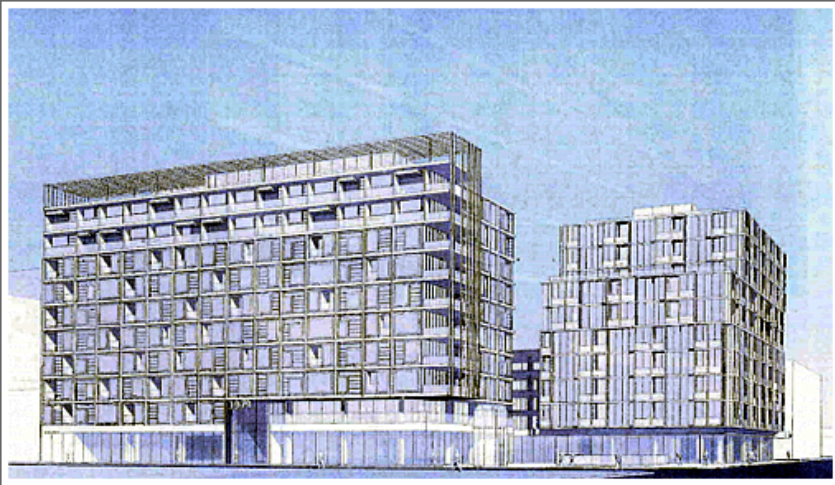
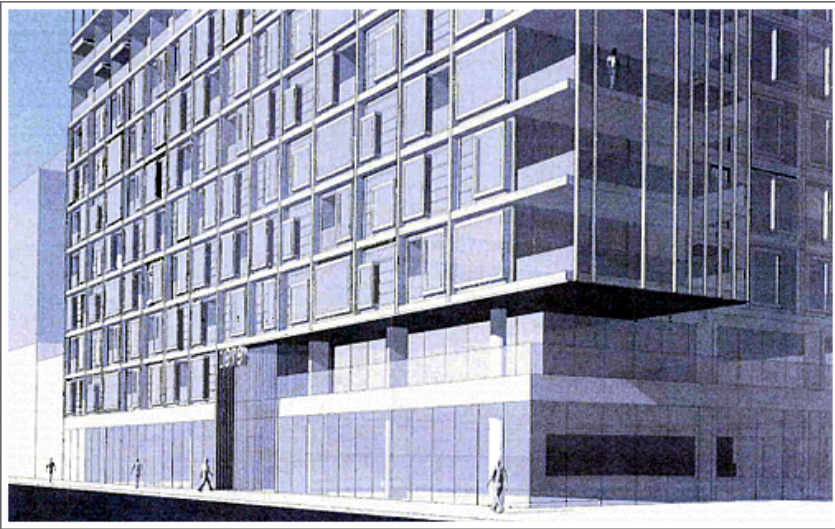


October 25, 2013

The Preliminary Designs For Ten Stories At 16th And Mission



Once again, a 10-story building with 351 housing units, 32,000 square feet of retail and a 56,000-square-foot basement parking garage has been proposed to rise above the 16th Street BART Station on the northeast corner of Mission Street, the preliminary design and massing for which is illustrated above and below.



The basement garage would contain 161 parking spaces, 39 spaces for the ground floor retailers and 122 spaces for the residential units, 88 of which would be stacked, with its entrance on Capp Street. The garage would also include space for 193 bikes.

The Marketplace

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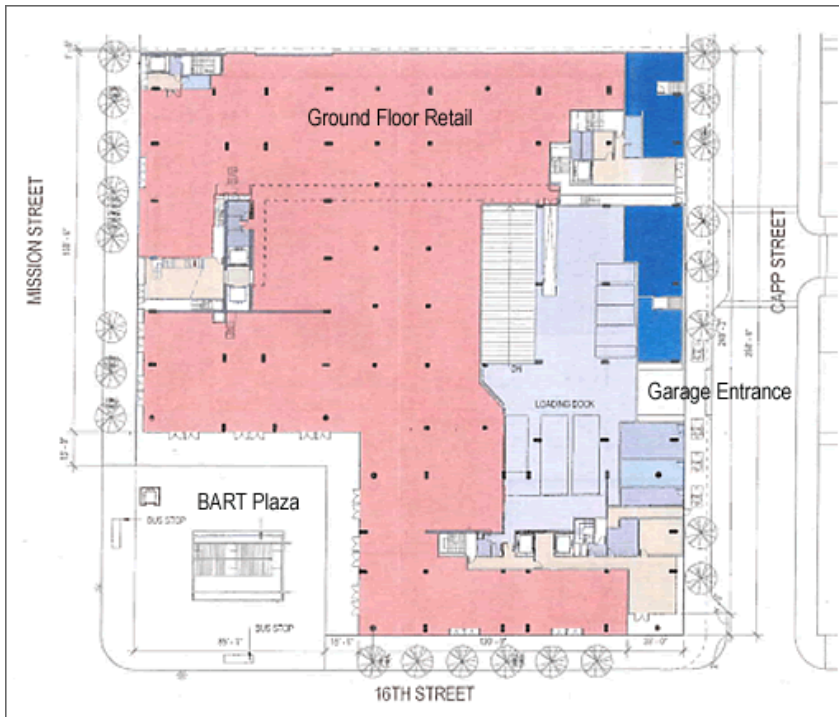


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First Published: October 25, 2013 10:15 AM

Comments from "Plugged In" Readers

Looks blocky and massive; less footprint & taller. Same number of units. (At least the Mission bldg.) Taller would be far more elegant and breathable.

Posted by: Invented at October 25, 2013 10:29 AM

Putting 351 units at this location, next to transit makes so much more sense than putting 320 units at 1601 Mariposa where there are limited transit options. Just saying.

Posted by: PHL at October 25, 2013 10:32 AM

So far so good -

I'd say go taller

Let's start by using a firehose on that corner

what a disaster

Posted by: mdg at October 25, 2013 10:33 AM

Putting 351 units at this location, next to transit makes so much more sense than putting 320 units at 1601 Mariposa where there are limited transit options. Just saying.

I think the 320 at 1601 Mariposa makes perfect sense. No idea why we're contemplating ONLY 351 units at this location though. Should be 1000+

Posted by: anon at October 25, 2013 10:40 AM

I believe it would be nice to include a green roof. In my opinion San Francisco lacks green roofs on buildings. I would also agree that its pretty blocky but so far so good.

Posted by: Alex at October 25, 2013 11:10 AM

Ten stories? With the housing crisis, this needs to be at minimum 25 stories....come on!

Posted by: Brian at October 25, 2013 11:10 AM

Those \$80,000 BART salaries pensions healthcare overtime daycare expenses tuition retirement

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[March 2013](#)

[February 2013](#)

[January 2013](#)

[December 2012](#)

[November 2012](#)

[October 2012](#)

[September 2012](#)

[August 2012](#)

[July 2012](#)

[June 2012](#)

[May 2012](#)

[April 2012](#)

[March 2012](#)

[February 2012](#)

[January 2012](#)

[December 2011](#)

[November 2011](#)

[October 2011](#)

[September 2011](#)

[August 2011](#)

[July 2011](#)

[June 2011](#)

[May 2011](#)

[April 2011](#)

[March 2011](#)

[February 2011](#)

[January 2011](#)

[December 2010](#)

[November 2010](#)

[October 2010](#)

[September 2010](#)

[August 2010](#)

[July 2010](#)

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[February 2010](#)

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[December 2009](#)

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funds workers compensation aren't going to pay themselves.. taller taller taller!

Posted by: sf at October 25, 2013 11:35 AM

Over \$2 billion in property taxes and counting!!!

Posted by: ed lee at October 25, 2013 11:39 AM

sf it is not BART property, so BART won't be making a dime from the implementation of the project. Perhaps you are simply counting future BART patrons, or perhaps you're just blowing hot air.

Posted by: curmudgeon at October 25, 2013 11:39 AM

@curmudgeon
don't taxes pay for BART? More housing = more people = more taxes = more BART employee benefits

Posted by: sf at October 25, 2013 11:44 AM

Looks like someone found out how to clean up this intersection - by rebuilding from the ground up!

What about the SF Unified-owned lot on Mission between 15th and 16th? It's another prime site for development.

Posted by: zouaf at October 25, 2013 11:50 AM

BART is funded primarily through sales tax and fares...so in an incredibly marginal way 500 or so more people will improve BART finances.

Posted by: curmudgeon at October 25, 2013 11:51 AM

I hope this will be a luxury building with 24x7 on-site security. Even though the property doesn't include the open sewer that is the BART "plaza" it would be nice if someone had a vested interest in the safety and sanitation of the neighborhood and actually might report the crimes on that location.

Posted by: formidable doer of the nasty at October 25, 2013 11:54 AM

should be 25+ floors. can people please try to think beyond 10 yrs from now? This building will be around for 100+. 10 floors is way way too low for this location

Posted by: moto mayhem at October 25, 2013 12:25 PM

This project could not happen soon enough. Sure, the building is boring, but that's pretty common of new buildings here. This building will be a very nice addition to this neighborhood and hopefully give BART incentive to improve their plazas as well.

Posted by: DS at October 25, 2013 12:34 PM

10 stories will be one of the tallest buildings that I can think of in the Mission. Let's be realistic with all this talk of 25 story buildings when there is a residential street on Capp. People are going to be fighting over 10 and this will end up at 5 stories

Posted by: zig at October 25, 2013 12:41 PM

This is great. Next I would like to see a lot more office space open up on Mission St between 16th and 24th. That would be AWESOME for the neighborhood.

Posted by: BigV at October 25, 2013 12:53 PM

Correct me if I'm wrong, but I believe that the soil doesn't allow for buildings any taller than this in most of the Mission.

Posted by: Schlub at October 25, 2013 1:00 PM

The interface, or lack thereof, with the BART station is unfortunate, cuz the station's going to be there... forever.

Still, better than what's there now.

Posted by: BobN at October 25, 2013 1:20 PM

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[June 2008](#)

[May 2008](#)

[April 2008](#)

[March 2008](#)

[February 2008](#)

[January 2008](#)

[December 2007](#)

[November 2007](#)

[October 2007](#)

[September 2007](#)

[August 2007](#)

[July 2007](#)

[June 2007](#)

[May 2007](#)

[April 2007](#)

[March 2007](#)

[February 2007](#)

[January 2007](#)

[December 2006](#)

[November 2006](#)

[October 2006](#)

[September 2006](#)

[August 2006](#)

[July 2006](#)

[June 2006](#)

[May 2006](#)

[April 2006](#)

[March 2006](#)

[February 2006](#)

[January 2006](#)

[December 2005](#)

[November 2005](#)

[October 2005](#)

[September 2005](#)

[August 2005](#)

[July 2005](#)

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You're wrong, Schlub. It's the same basic soil conditions as most of downtown & SOMA, which of course have a wide range of building heights. From the maps it looks like alluvial soil associated with Mission Creek might be under this site, although it's close to a more stable zone.

http://geology.about.com/library/bl/maps/n_map_sanfranliqmap.htm

Posted by: curmudgeon at October 25, 2013 1:28 PM

Correct me if I'm wrong, but I believe that the soil doesn't allow for buildings any taller than this in most of the Mission.

Sorry, but you're wrong. There's nothing special about "Mission soil". Now, Mission Bay is a bit different, in that taller buildings require very deep pilings - but it's still quite possible there.

The Mission can handle as tall of a building as can be constructed anywhere - there are better conditions than the financial district, actually.

Posted by: anon at October 25, 2013 1:30 PM

SF is finally catching up to Walnut Creek in it's development philosophy. Bravo!

Posted by: sf at October 25, 2013 1:38 PM

It's probably the fault of the illustration, but this looks a bit fortress like, as if to protect the residents from the crime zombies just outside. Hopefully this will change. It feels suffocating.

I hope this trend of ripping out old and underutilized along transit becomes fast growing. Rather than hoping that efficient transit becomes available in nice areas, convert crappy areas into nice areas.

Posted by: Mike at October 25, 2013 3:03 PM

Terrific news, very nice SOM design. Build it now please!

Posted by: Snark17 at October 25, 2013 3:03 PM

This is the kind of place I would love to inhabit. Soon, please, and more like it.

Posted by: woolie at October 25, 2013 3:49 PM

I'm with zig.

Maybe it makes logical sense to build taller here. But it ain't gonna happen, not with the NIMBY's righting to preserve, uhhhh, the Walgreens and other crappy buildings there now. Mark my words, there will be opposition.

If they're smart, they're planning on building, say, eight stories, so they throw out a proposal for ten, reach out to the neighbors, make big donations to neighborhood groups, hold 'design charrettes', blah blah, pretend to give up two stories, and build the eight they were planning all along.

Posted by: SFRealist at October 25, 2013 5:07 PM

8 stories is fine.

This is the first of a few baby steps.

In 5 years, someone can develop the corner diagonally across the intersection, where there's currently a Well's Fargo, another business, and a parking lot. With the precedent set by this development, the second one can be 10-15 stories and 450+ units, which I think is appropriate for the location.

Posted by: OMN at October 25, 2013 5:33 PM

"The Mission can handle as tall of a building as can be constructed anywhere - there are better conditions than the financial district, actually."

Interesting. Good to know, thanks for the correction. I was basing my comment on other people who've told me as much.

Posted by: Schlub at October 25, 2013 6:24 PM

What about the school on Capp Street adjacent to the site on Capp Street? 10 stories will block their light & the garage on Capp will have a major impact.

Posted by: Mission Mom at October 25, 2013 8:54 PM

I thought this was a drawing of the original brutalist 10 story building designed for this location back in the 60s. I know this drawing is without color, but I would like to see a bit more detail.

Posted by: NoeValleyJim at October 25, 2013 9:34 PM

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