

### The BRIDGE Housing 4840 Mission Development.

4840 Mission will bring 137 affordable rental apartments to San Francisco's Excelsior District.

4840 Mission Street will offer 137 affordable rental apartments, consisting of one, two, and three bedrooms. 35 of the units will be reserved for households moving from HOPESF properties. This development is anticipated to complete construction in summer 2023.

The 137-unit development at 4840 Mission has 35 apartments set aside for existing HOPE SF residents voluntarily relocating from Potrero Terrace and Potrero Annex. Amenities at 4840 Mission will include a community room, bicycle parking, public art, and an expanded Excelsior Branch of the MNHC, which will offer low-cost medical, behavioral health, and dental services to the neighborhood. The project also includes construction of a public pedestrian walkway that will connect Alemany Boulevard to Mission Street. The site is one of the first new 100% affordable housing developments built in San Francisco's District 11, and one of the first major projects in the Excelsior in nearly 25 years.





4840 Mission Street is the one of the first major developments in the Excelsior District of San Francisco in nearly 25 years. 4840 Mission Street proposes to create 137 affordable housing units with the inclusion of over 5,000 sq. ft. of retail space and a 10,000 sq. ft. Mission Neighborhood Health Center. Below grade parking is included for both retail and residential uses. The affordable housing component will include a mix of mix of 1, 2, and 3 bedrooms homes around with access to private residential courtyards. 4840 Mission Street seeks to provide affordable family oriented housing along with vibrant public spaces, new retail and community serving uses.

### Design Features

- Private outdoor courtyard space for residents
- Inclusion of retail space and 10,000 sq.ft. clinic
- Strong urban street presence on both the commercial and residential sides of the project

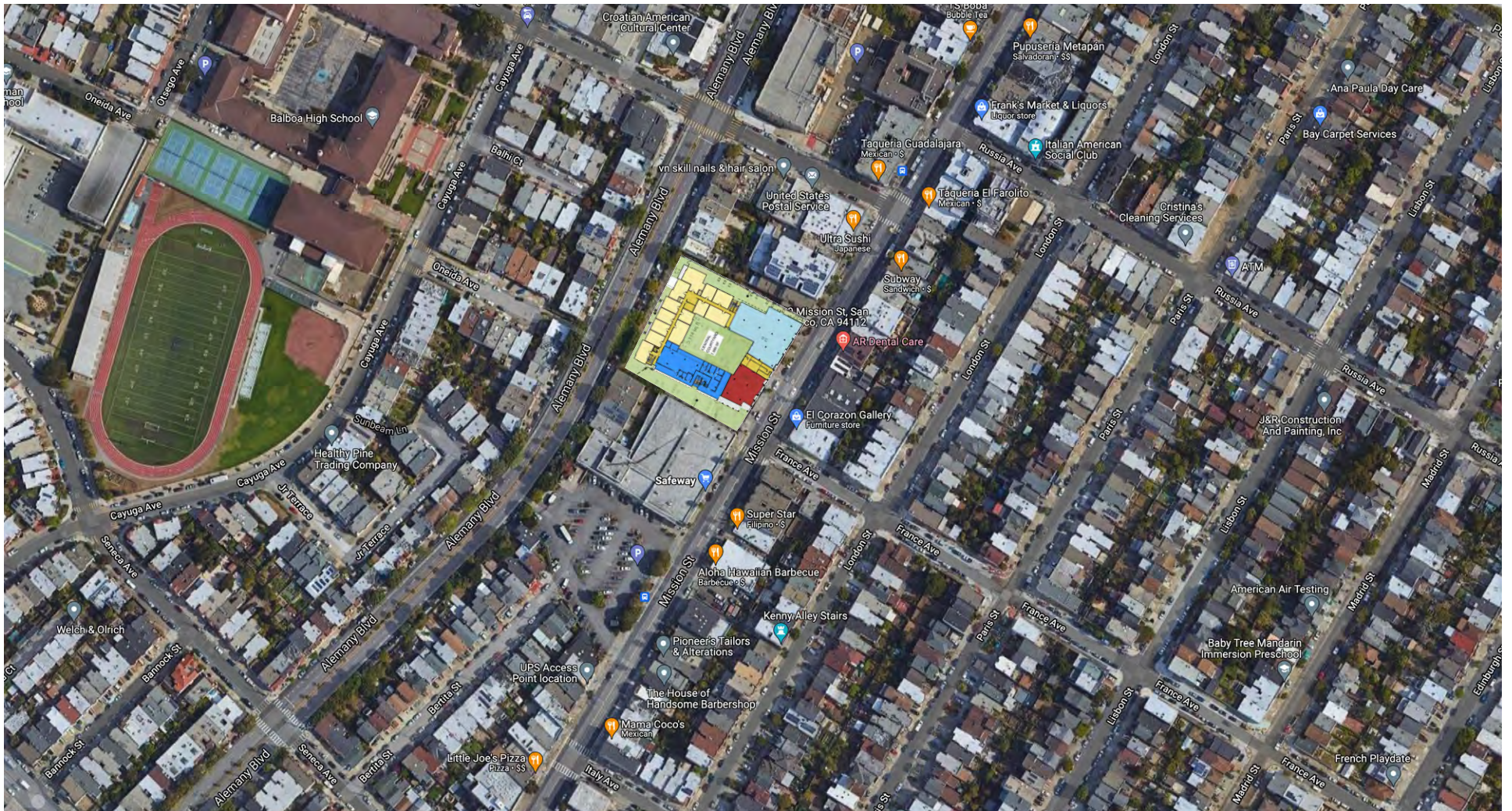
### Green Features

- Solar hot water & on-site energy generation
- Low flow plumbing
- Drought tolerant landscaping
- Natural ventilation
- Low/No VOC paint and finishes
- Storm water filtration & detention through bioswales and planters



## Location

4840 Mission Street, located in Excelsior neighborhood in San Francisco, spans the block between Mission Street and Alemany Boulevard. It is surrounded by homes, public transit, retail, restaurants and others amenities and services.





# BRIDGE Housing | 4840 Mission Street

## Surrounding Community

argus



## Amenities and Features

### Exterior Amenities & Features

Public/private landscaped walkway connecting Mission Street and Alemany Blvd

On-site Clinic (Mission Neighborhood Health Center)

Public Art

Ample public transit

Surrounding commercial retail

### Interior Amenities & Features

Large landscaped courtyard with children's play area

Community Room

Exterior entry stoops for some level one units

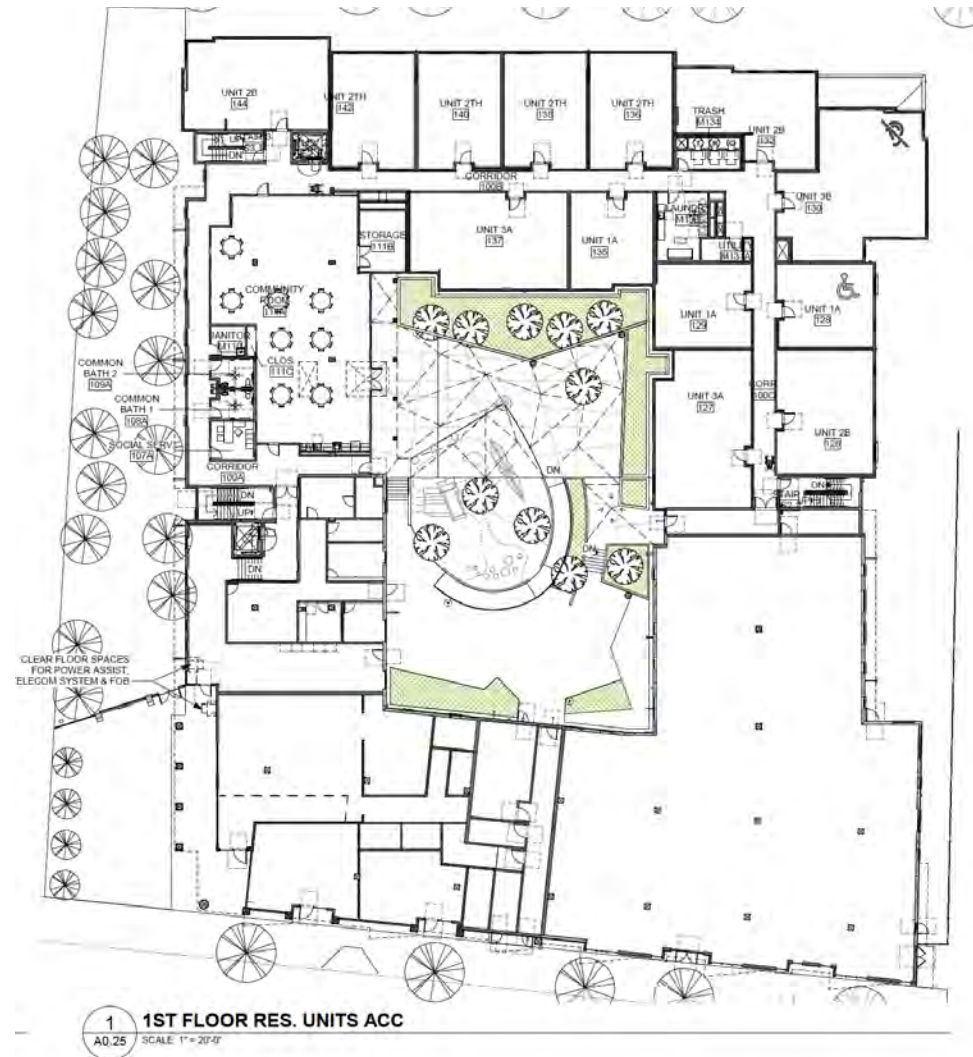
Artwork

Bike Storage

Mail Room

Parking

4840 Mission is targeting 156+ point GreenPoint rating





Exterior Amenities

4840 Mission has a large, two-level courtyard with seating, planting areas and children's play area. The property also has a wide and beautifully landscaped walkway that connects Mission Street and Alemany Avenue.



4840 COURTYARD & WALKWAY

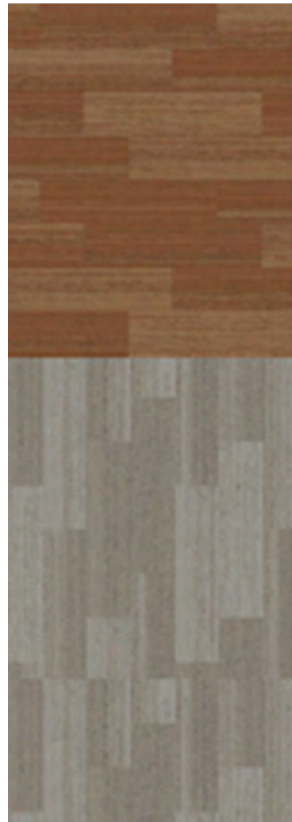


4840 WALKWAY

Interior Architectural Finish Palette



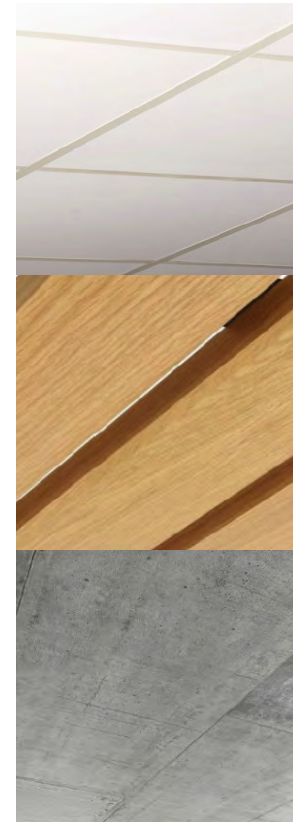
PAINT  
(EACH FLOOR HAS A DISTINCT ACCENT COLOR)



CARPET



FLOORING



CEILINGS



ACCENT MATERIAL



Exterior Architecture Finish Palette



1 CEMENT PLASTER W/ REVEALS & EXPANSION JOINTS



2.1 FIBER CEMENT HORIZONTAL BOARDS 7" EXPOSURE



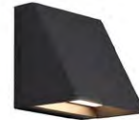
3 FIBER CEMENT BOARD & BATTEN



4.1 BOARD FORMED CONCRETE



4.2 SMOOTH CONCRETE WIRE REVEALS



4 WALL MOUNTED DOWNWARD SCONCE



5 VERTICAL METAL RAILING



5.1 LONGBOARD ALUMINUM VERTICAL SIDING - TABLE WALNUT



6.1 STOREFRONT



6.2 STOREFRONT



7 FIBER CEMENT PANEL



5.2 NICHIA VINTAGE WOOD - CEDAR



8 PAINTED FASCIAS & TRIMS



10.1 WINDOW SUN SHADE (NOT RESIDENTIAL)



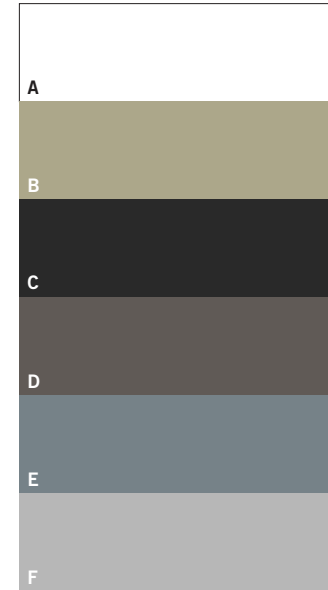
10.2 AWNING AT COMMERCIAL



11 WINDOW FRAME SYSTEM

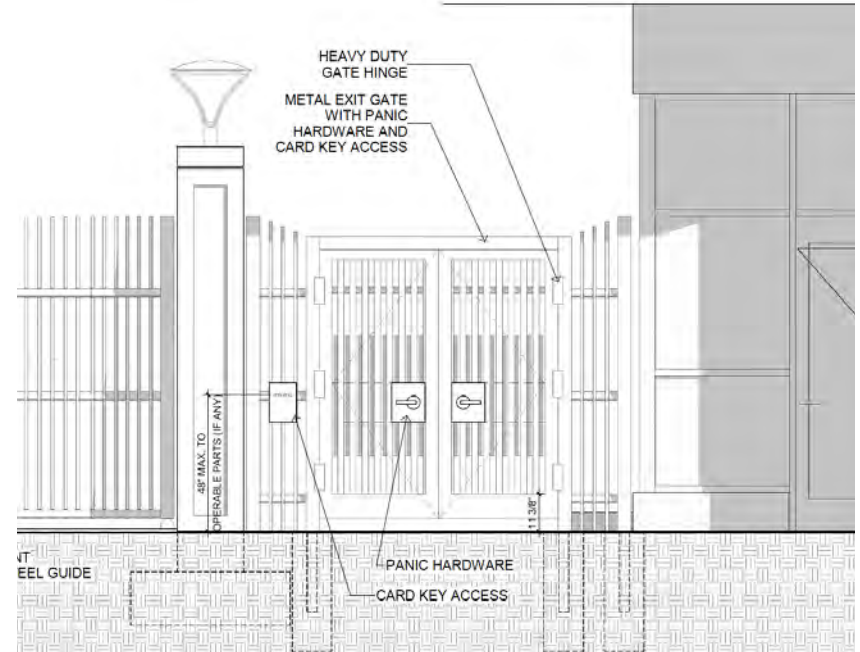


12 2" RECESSED WINDOWS AT PUBLIC FACING FACADES

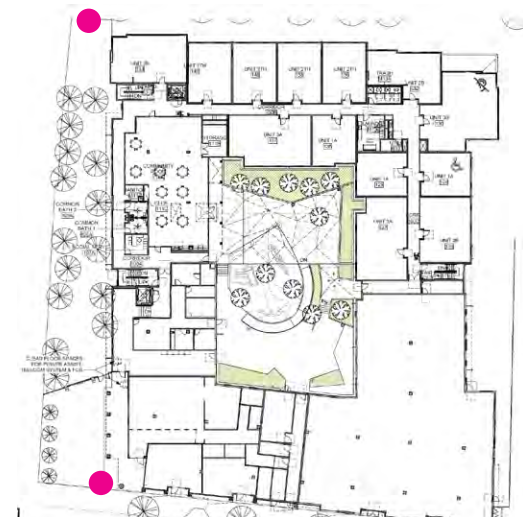


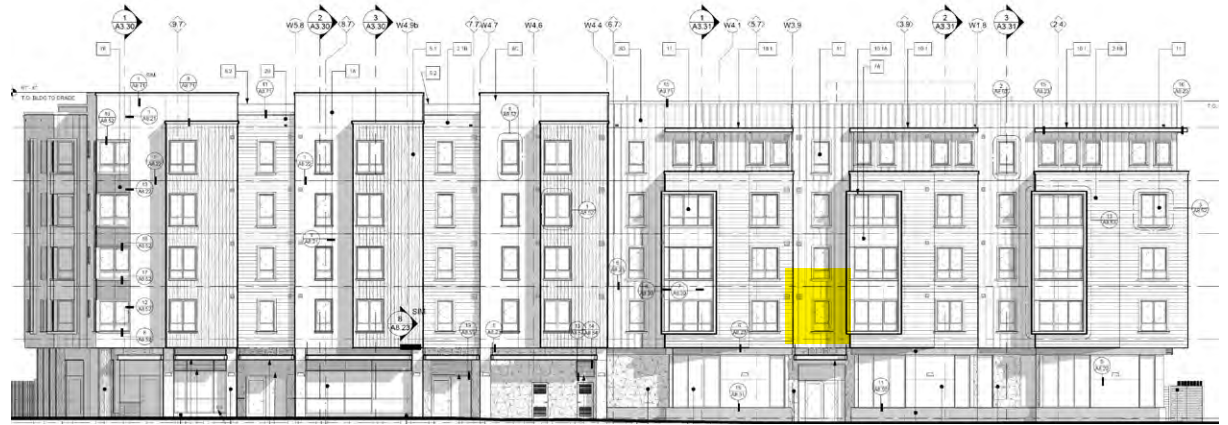


Walkway Gate



Gates allow daytime access to both the Mission Street and Alemany Boulevard walkway entries. Argus will design gate graphics, based on the 4840 brand identity, which integrate with the gate and fence structure/design and overall architecture.





An expanded Excelsior Branch of the MNHC, which will offer low-cost medical, behavioral health, and dental services to the neighborhood will be located on the North side of ground floor. The clinics entry, accessed on the Mission Street frontage, will be branded with MNHC's logo and color palette.



## Site History

In 1889, Joseph Valente and Julius Godeau established an undertaking business in San Francisco's North Beach neighborhood. The partnership dissolved, and Valente was joined in 1895 by Frank Marini and Edward Castagnetto to form Valente, Marini & Co., which was also located in North Beach. The company was forced to relocate following the 1906 Earthquake and Fire, and a new funeral home was located at 3448 Mission Street in the Bernal Heights neighborhood (extant). By 1908, the company had changed names once again to Valente, Marini, Marais & Co. and ran the Bernal Heights location as well as a new funeral home at 649 Green Street (extant). The business adopted its final name - Valente, Marini, Perata & Co. - by 1915, when Joseph Valente (and later his son, Virgil Valente) and Frank Marini were joined by John Perata. The business's ownership changed over the subsequent decades but stayed largely within the Valente, Marini, and Perata families.

In 1926, the business closed its location at 3448 Mission Street and celebrated the grand opening of its new location at 4840 Mission Street. The 649 Green Street location closed in 1970. From 1970 until its closure in 2017, the 4840 Mission Street location was the sole Valente, Marini, Perata & Co. funeral home.



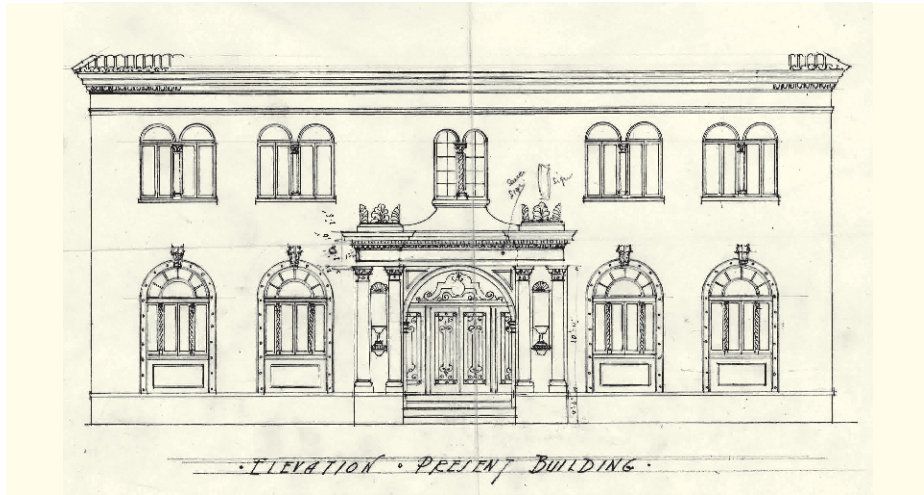
Ca 1926 photo from Mission St.  
Source: Western Neighborhoods Project

ORIGINAL 4840 VALENTE, MARINI, PERALTA & CO. BUILDING AT 4840 MISSION ST LOCATION



REDESIGNED VALENTE, MARINI, PERALTA & CO. BUILDING AT 4840 MISSION ST LOCATION

Site History



ORIGINAL BUILDING MISSION STREET FACADE DESIGN



WEST VIEW SHOWS THE ORIGINAL AND 1959 REMODEL COMBINED FACADE



MIDCENTURY MODERN STYLE TYPOGRAPHY



NEON SIGN

IMAGES SOURCE: ESA



Visual Palette: A Set of Images and Colors that will Inform the Design

