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SoMa Micro-Apartments

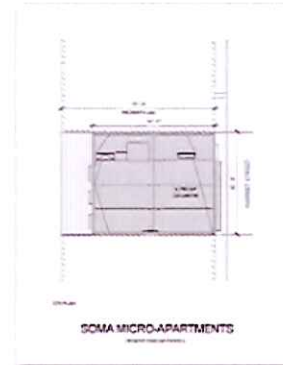
38 Harriet Street, San Francisco



38Harriet_SF_01.jpg



38Harriet_SF_02.jpg



38Harriet_SF_03.jpg



38Harriet_SF_04.jpg



38Harriet_SF_05 (2).jpg



38Harriet_SF_06 (2).jpg



38Harriet_SF_07.jpg



38Harriet_SF_08.jpg



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38Harriet_SF_11.jpg



38Harriet_SF_12.jpg

Project Description

After four years of research, experimentation, and planning, Panoramic Interests has completed the first prefab, micro-apartment project in the United States, known as a SMARTSPACE® design.

The 23-unit, a 4-story rental project is a LEED Platinum, car-free, development on a 3,750 sf parking lot, in the heart of the SoMa district of San Francisco.

The firm's ethos, *Small Space, Big Design*, is evident in numerous details of the 295 sf units, which include the following:

- A TableBed, which converts a queen-size bed to a dining room table for six;
- A SMARTBench®, which combines a window seat with a café table;
- Ceiling-height storage and engineered closet systems;
- Operable bay windows, 9 ft ceilings, and ample nature light;
- Premium sustainable finishes;
- Highest level of sound-proofing and seismic engineering;
- Super-efficient energy use (less than 100 kw/hr per month, and low-flow plumbing fixtures);
- Solar hot water system, naturally ventilated rain-screen exterior.

REASON FOR PROJECT RECEIVING AN AWARD

(In bullet format, list up to five special, innovative, and/or distinguishing reasons why the project should receive an award. Each reason should be described on one line.)

- First pre-fab LEED Platinum micro-apartment building on the West Coast--and possibly the U.S.;
- An exemplary transformation of an underutilized, contaminated, urban parking lot to a high-density, high-value, transit-oriented development;
- Affordable work-force and student housing project entirely funded with private investment and no subsidies;
- Imaginative use of a small, inner-city, remnant of land that affords new residents housing close to jobs, local business, and recreation;
- Deliberate and creative use of design of furnishings and components to provide small spaces that are both functional and satisfying.

SOCIETY

10 Ideas That Make A Difference

They can be as huge as a new constitution or as tiny as a medical microchip. In this special report, TIME explores innovations that are changing the way we work, live, pray and play

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Shrink Your Living Space

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By Nate Rawlings | March 14, 2013 | 28 Comments

Millennials are vital to an urban economy: they're young, cheap and willing to work many of the jobs that help cities grow — medicine, tech, service, engineering. But as rents soar, that cohort is being locked out of living in many metropolises, which is bad for business. "We're concerned about brain drain," says Richard Taylor, head of the real estate center at Suffolk University, of possible millennial flight from Boston.



JOHN HALPERN / COURTESY MUSEUM OF THE CITY OF NEW YORK

To address this trend, several North American cities have jettisoned old zoning laws, like ones requiring that new units be at least 400 sq. ft. (37 sq m), to allow smaller, cheaper microapartments, often designed to create the illusion of space. A typical studio in a San Francisco microcomplex that opened last year offers high ceilings, a retractable bed and foldaway tables — and rent under \$1,600 a month. "We're doing space plus utility plus functionality plus aesthetic inspiration," says Patrick Kennedy, one of the developers. Projects in New York City, Boston and Seattle are following suit.

Microapartments won't solve all urban housing issues. In fact, a Vancouver complex debuted last year to protests from advocates for more low-income housing, in whose view the \$850-per-month price tag was too high. But they're a small step in the right direction.