



ARCHITECTURE



San Francisco's SmartSpace SoMa is the First Prefab Micro Housing Project in the US

by **Bridgette Meinhold**, 07/03/13

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San Francisco recently saw the opening of the first prefabricated micro housing project in the US! Developed by **Panoramic Interests**, **SmartSpace SoMA** is a complex of sub-300 sq ft apartments designed by **Lowney Architecture** and fabricated by local prefab builder **ZETA**. The urban infill lot is close to transit and stores and provides 23 studio apartments with full kitchens and fold-out beds. The project is currently aiming for LEED Platinum certification and has secure bike parking along with an on-site **City CarShare** lot.

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Located in the heart of SoMa on Harriet Street is the **SmartSpace** micro housing project. Inside are 23 units each at 295 sq ft that include a full kitchen, a queen bed, dining room table, full bathroom and lots of storage. Most micro apartments just have a little kitchenette, but this one has a full-sized dishwasher, sink, 2-burner stove and a Euro-sized refrigerator. The bathroom is also amply-sized. To pack everything in, the apartment has a SmartBench 6-person dining table that folds down to make way for the bed.

Besides packing in a lot of housing on a small lot, the project was prefabricated off-site by **ZETA** then trucked in and assembled, minimizing waste, construction time and neighborhood impact. There is no on-site parking, but space is provided for secure bike parking and a **City CareShare** is nearby as well as public transportation. Inside, the apartments feature Plyboo flooring, Energy Star Appliances, a washer and dryer, low-flow fixtures, LED lighting, daylighting, natural ventilation, and extra sound-proofing. The building features a rain screen exterior, solar hot water heating, a cool roof, and a shared outdoor patio.

This next year, the 23 units will be leased to the California College of the Arts for student housing. Panoramic Interests is looking to sell the project so it can be used for rentals or privately owned units.

+ Panoramic Interests

+ ZETA

Via **Architizer**

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