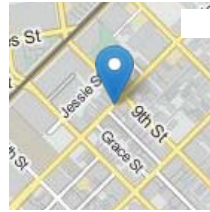




# Building Begins on 160 Micro-Units at 9th and Mission

Thursday, January 9, 2014, by Michael Conrad



- .....
- MID-MARKET**
- .....
- CONSTRUCTION WATCH**
- .....
- MICRO-UNITS**
- .....
- PATRICK KENNEDY**
- .....
- SMARTSPACE**

**160 micro-units are officially under construction in Mid-Market** now that the single-story furniture store at the corner of 9th and Mission streets has been cleared away. Dubbed [Smartspace Mission](#) <http://www.panoramic.com/smartspace/mission-san-francisco/> , the building will strategically maneuver the 160 units into an 11-floor frame [http://sf.curbed.com/archives/2013/01/23/1321\\_mission\\_offers\\_students\\_tiny\\_apartments.php](http://sf.curbed.com/archives/2013/01/23/1321_mission_offers_students_tiny_apartments.php) that will also include nearly 3,400 sq. ft. of ground floor retail and parking for 240 bicycles. A rooftop garden will satisfy the open space requirements and a snazzy lobby is planned. The building will be constructed to energy-efficient standards using all Energy Star appliances, sustainable building materials, storm-water management systems, and low-flow plumbing fixtures. The building is expected ready for occupancy late next year.

- [1321 Mission Offers Students Tiny Apartments](#) [http://sf.curbed.com/archives/2013/01/23/1321\\_mission\\_offers\\_students\\_tiny\\_apartments.php](http://sf.curbed.com/archives/2013/01/23/1321_mission_offers_students_tiny_apartments.php) [Curbed SF]
- [Smartspace Mission](#) <http://www.panoramic.com/smartspace/mission-san-francisco/> [Panoramic]







17  
A dormitory for adults.

#1. 01/09/14 04:36 PM

zoeangela

197  
Housing at this rent level, rather than \$1 million plus condos, could actually free up some relatively affordable units,

#2. 01/10/14 08:25 PM

wanderer