

**Park Terrace at Mission Bay**  
San Francisco, California



This new park and waterfront project consists of 110 market rate condominiums on a .95-acre site. The parcel is bounded by Berry Street on the north and by the Mission Creek Channel on the south. The Mission Creek Park defines the east boundary and the mid-block walkway forms the west boundary.

The project's design is comprised of perimeter two-story townhome units masking a two-story interior parking structure. The remaining flats are organized around a roof garden/terrace which caps the parking garage. There are additional roof terraces which cascade toward the Mission Creek Channel from the 4th to 7th floors. The building structure is constructed

of poured-in-place concrete with a GFRC exterior skin.

The majority of the perimeter townhomes are reminiscent of the San Francisco townhome tradition with ground floor entry stoops, while the upper flats recall the experience of high-rise penthouses. The residential units range in size from 733 to 2,432 sq.ft. The ground floor townhome units have direct garage access, while the remaining units are accessible by elevators from the garage level. Amenities include meeting rooms, business offices, as well as a gym on the third floor, with direct access to the landscaped terrace.

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| <b>Client</b>     | Opus West Residential and Phoenix Property Company |
| <b>Units</b>      | 110  |
| <b>Stories</b>    | Four to Seven                                      |
| <b>Density</b>    | 116 du/ac  |
| <b>Contractor</b> | Opus   |
| <b>Completion</b> | August 2007  |