

OWNER
Align Real Estate

ARCHITECT/S
Perry Architects, Inc.

PROJECT TYPE/S
Ground-Up

SELF-PERFORM SCOPE/S
Flooring, Insulation, Metal Framing/Drywall, Structural Concrete

SIZE
418,730 SF

LEVELS
10

UNITS
263

STALLS
142

SAN FRANCISCO, CA

1395 22nd Street - The Landing

A complex hillside mixed-use community combining 263 residences, PDR space, landscaped courtyards, rooftop amenities, and integrated public connections.

The Landing – 1395 22nd Street is a 418,730-square-foot, ground-up mixed-use multifamily development located on a hillside site in San Francisco's Potrero Hill neighborhood. The project includes 263 residential units distributed across multiple structures, a separate Production, Distribution, and Repair (PDR) building, one level of subterranean parking with 142 stalls, and a variety of landscaped resident and public spaces.

The residential buildings are connected by a shared podium and rise up to nine stories above grade, with landscaped courtyards at multiple levels, rooftop terraces, and outdoor amenity areas integrated throughout the development. A separate three-story PDR building supports industrial uses, with its roof incorporated into the residential amenity program.

The sloping site and complex structural program required multiple foundation systems, including piles, drilled piers, spread and mat footings, and micropiles. Additional structural scope included permanent tie-backs anchored into bedrock, concrete shear walls, post-tensioned slabs, and extensive retaining wall construction.

A landscaped public stair connects Texas Street to Missouri Street, creating a pedestrian connection through the hillside development. Design-Build MEP systems support the integrated residential, industrial, parking, and amenity spaces throughout the project.