



DM DEVELOPMENT

Introducing 360 5th Street



Thompson Builders is proud to introduce 360 5th Street, a transformative new residential development proposed for San Francisco's South of Market (SoMa) neighborhood, in partnership with DM Development supporting the project's development. Previously known for its standing groundwater, chronic flooding, and visual blight, this long-vacant site presents a critical opportunity to reimagine a challenging urban parcel and deliver much-needed housing for San Franciscans.

The project proposes a 21-story residential building that will replace the former excavation site with a vibrant, active use. It will enhance safety, improve streetscape conditions, and restore continuity to the surrounding neighborhood. Situated in a transit-rich, highly walkable area, the development is thoughtfully designed to complement its urban context while advancing both City and State housing priorities.

Project Highlights



**HIGH-QUALITY
APARTMENT HOMES**

278 total homes



AFFORDABLE HOUSING
**42 for moderate/
very-low-income HHS**



CAR PARKING
80 spaces



BICYCLE PARKING
145 spaces

Who is the Project Team?

The project team is led by Thompson Builders, the project sponsor, a Marin-based real estate development firm with decades of experience delivering large-scale urban residential projects across California. Redevelopment is supported by DM Development, headquartered in San Francisco and specializing in urban infill mixed-use projects known for distinctive design and community focused development. The project is being designed by Handel Architects, a renowned firm with deep experience in mixed-use residential, commercial, and housing projects throughout San Francisco. Together, the team shares a commitment to design excellence and thoughtful urban development.

Project Timeline

- 2018** ▶ 8-story, 127-unit project approved
- 2018-2019** ▶ Pre-construction work commences
- 2019-2024** ▶ Covid pauses construction
- 2025** ▶ Thompson Builders acquires/ stabilizes site
- 2026** ▶ Project approvals for 21-story, 278-unit project

Construction is expected to take approximately 24 to 30 months following permit issuance.

Project Approvals

The Conditional Use (CU) authorization applies to the proposed removal of an existing non-historic single-unit building at 214 Clara Street and the incorporation of this approximately 2,000-square-foot parcel into the overall 360 5th Street project site.

The existing unit will be replaced within the proposed 278-unit residential development, resulting in a substantial net increase in housing, including 42 below-market-rate units. The CU authorization is limited to this incorporation and does not otherwise affect the design or primary approvals for the 360 5th Street project.

While the main project is advancing under State Density Bonus Law and SB 330, the 214 Clara Street parcel requires separate discretionary review through the CU process.

As part of this process, the project team will host both in-person and virtual neighborhood meetings to share information, respond to questions, and gather community input. Following this outreach, the request will be considered at a public hearing before the San Francisco Planning Commission.

WE WANT TO HEAR FROM YOU!

Please contact our community relations representative, Morgan Mock, at mmock@bodewellgroup.com.

3605thstreet.com

