

Tom Steyer, Billionaire Boy Scout / The War over Mavericks / SFJazz's Rebel Architect

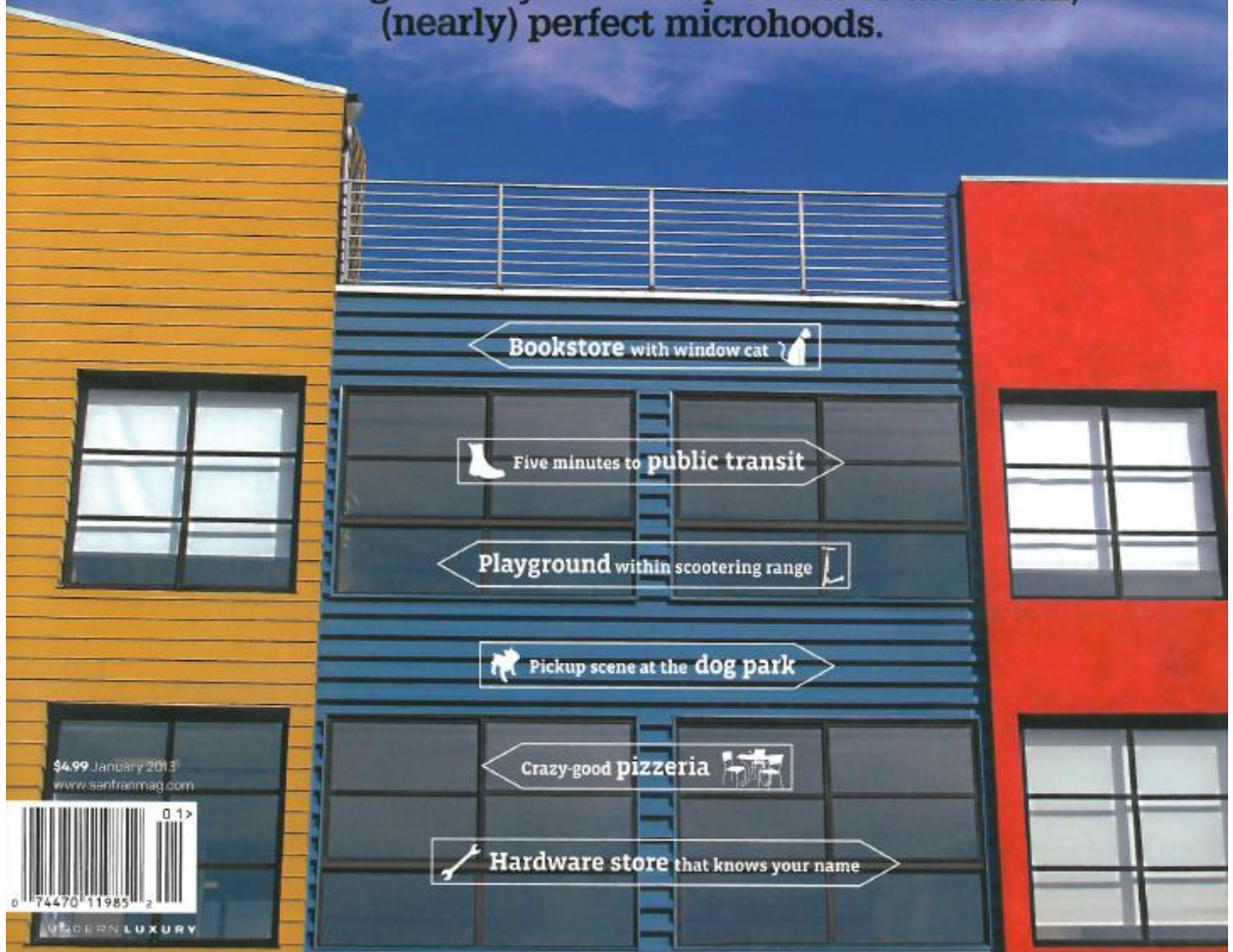
# San Francisco

PLUS  
A new quarterly section  
**Design Scout**  
FEATURING SOME DAMN FINE DWELLINGS

## THE NEXT NEIGHBORHOODS

[POLK GULCH, MISSION CREEK, OCEAN BEACH, RICHMOND ANNEX...]

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MODERN LUXURY

# DOGPATCH

22nd Street to Mission Creek;  
280 to the Bay

## Because...it's an urban laboratory

If it's being brainstormed, hacked, rendered, repurposed, brewed, sewn, baked, jury-rigged, or prototyped, it's probably happening in Dogpatch. The last two years have seen the most dramatic changes, as a new class of creatives has flocked to the generous square footage and the ethos of rampant experimentation. Take, for example, the 800,000-square-foot **American Industrial Center** (2665 3RD ST.) and its sister building at 2325 Third Street: Within the 300 converted lofts, you'll find five chocolatiers, 33 photographers, a butcher, and an aikido master, among many others. "When I moved in 20 years ago, there was just a Chinese noodle shop and a couple of funky artists," recalls resident photographer Tom Seawell.

All the creative juices flowing through this part of town have a trickle-down effect that benefits residents. Make your own wine at **Dogpatch WineWorks** (2455 3RD ST.), then stroll over to **Olivier's Butchery** (1074 ILLINOIS ST.), an old-world French boucherie, or to Ian Flores and Annabelle Topacio's nostalgia-inspired ice cream shop, **Mr. and Mrs. Miscellaneous** (699 22ND ST.). Michael Recchiuti just added **Chocolate Lab** (801 22ND ST.) to his

mini-empire, and at the end of this month, the **Museum of Craft and Design** will unveil 3,500 square feet of exhibition space (2569 3RD ST.). Come spring, Dave McLean, the man behind Magnolia Brewery and Alembic, will introduce a new bar and restaurant at 2505 Third Street.

Yet, for all its buzz, living in Dogpatch can feel a bit isolated—the main drag of Third Street is still an industrial canyon lined with massive roll-up garage doors. That's where the brand-new condos of Mission Bay, just down the street, come into play. Stumble home from jazz night at the **Dogpatch Saloon** (2496 3RD ST.) and warm up around a fire on the roof deck of **Radiance** (330 MISSION BAY BLVD.), or, on a nice day, take a dip in **Madrone's** 75-foot-long rooftop pool (480 MISSION BAY BLVD.). Wake up to full-height windows framing the bay and saunter to the new **Mission Rock Resort** (817 TERRY FRANCOIS BLVD.) for mimosas on the deck, or go for a run past UCSF's gleaming new campus on the reclaimed waterfront. This is, after all, one of the city's last frontiers. *C.R. AND LAUREN MURROW*



## THE ESSENTIALS

**Affordability: D+** (In Mission Bay, rent for a two-bedroom condo, \$4,250; cost of a two-bedroom, \$925,000)

**Walkability to amenities: C** (Third Street is the business center, but many places are still fairly spread out, so buy a good pair of walking shoes)

**Public transportation: B-** (8BX, 14X, 22, 48, T Muni lines; two Caltrain stations; free shuttles to Powell Street BART station)

**Weather: B+** (Summer forecast: 65 degrees and sunny—this is the last place that fog hits in San Francisco)

**Safety: B+** (A low crime rate, and San Francisco's police headquarters is scheduled to move to Mission Bay in 2014)

**The bummer:** Isolation anxiety may be an issue