

Drumm and Washington

Northeast Waterfront
(District 3)

This eight-story residence will have 120 one, two and three-bedroom condominium units with a health club and parking, at Drumm and Washington Streets. The building plan is in the form of an "L" to take advantage of both the views offered by the Bay as well as respecting the residential character of the neighborhood. Two-story townhouse units will open onto Washington Street at the ground level.



FIRST FLOOR PLAN



MODEL VIEW FROM EMBARCADERO



WASHINGTON STREET ELEVATION



SECOND FLOOR PLAN

Total Number of Units **120**
 Affordable Units **14** (12%)
 Parking Spaces 165
 Other Amenities Ground Floor Retail

Approvals History:
 11/05/02 Endorsed by SFHAC
 2/03 Negative Declaration published
 APPROVED by Planning Commission
 Appealed and project rejected by
 BOS

Developer: Golden Gateway Center LP
 Architect: Heller Manus Architects

Status:
 Undergoing modifications.

Harrison Street and 23rd

Mission District
(District 9)

This urban infill project in consists of a 54-unit mixed-income complex, with market rate and affordable units. The new complex will capture the neighborhood's context by incorporating the flat roof and bay window design evident in the surrounding blocks. MacDonald Architects paid special attention to utilize the area's typical 25 foot lot modules and color/material selection from adjacent buildings.



EAST ELEVATION

Total Number of Units **54**
 Affordable Units **7** (13%)
 Parking Spaces 60

Approvals History:
 11/15/02 Endorsed by SFHAC
 3/20/02 Conditional Use Permit APPROVED
 6/10/03 Board of Supervisors APPROVED

Developer: Winfield Design Associates
 Architect: Peterson Architects

Status:
 Broke ground in June 2004; scheduled for
 completion in late 2005.

40-50 Lansing Street

Rincon Hill
(District 6)

Located in downtown San Francisco, the 40-50 Lansing Street project is a proposed 82-unit condominium development slated to replace an abandoned industrial warehouse in Rincon Hill. The project will include 10 units of affordable housing and is located in close proximity to jobs and public transit.



AERIAL VIEW



GUY PLACE ELEVATION



LANSING STREET ELEVATION

Total Number of Units **82**
 Affordable Units **10** (12%)
 Parking Spaces 82

Approvals History:
 1/31/03 Endorsed by SFHAC
 2/20/03 Planning Commission APPROVED
 3/25/03 appealed to Board of Supervisors
 4/22/03 Board of Supervisors rejected appeal
 4/24/03 Conditional Use APPROVED by
 Planning Commission

Developer: Lambert Development
 Architect: Sandy Babcock Architects

Status:
 Broke ground in June 2004; expected completion
 in November 2005.