

Larkin Pine Senior Community

Larkin Pine Senior Community is an air-rights development built above an active U.S. Postal Service facility in San Francisco, adding new affordable homes for seniors while modernizing and reconfiguring existing units.

Scope Highlights:

- Add five new apartments and reconfigure layouts so 25% of units are mobility-accessible
- Upgrade interiors with new kitchens, finishes, and fixtures
- Install heat pump HVAC, ventilation, and new domestic hot water systems
- Replace exterior with new waterproof EIFS cladding and energy-efficient windows
- Enhance resident amenities with accessible mail systems and a landscaped 3rd-floor courtyard

Building above an operating USPS facility required innovative structural and construction sequencing to avoid service disruption. The team integrated residential systems into a commercial shell, addressed complex waterproofing, and prioritized energy efficiency and durability to ensure long-term affordability and safe, comfortable housing for seniors.

New senior housing built above an active USPS facility, adding units, accessibility upgrades, and modern systems while maintaining postal operations below.

San Francisco

Client/Owner

Tenderloin Neighborhood Development Corporation

Architect

Gelfand Partners Architects

Square Feet/Size

35,820 SF / 68 Units

Duration

16 Months

Completion

May 2027

Project Cost

\$16,300,000

Project Manager

Wynne Kwee, D+H Construction

Project Types

- > **Occupied Rehab**
- > **Senior Housing**