



► **BRIDGEPOINT AT SAN FRANCISCO
(NOW CYPRESS GOLDEN GATE)**

Location

1601 19th Avenue, San Francisco

Project

Historic Rehabilitation of 37,000sf building.
New construction of 57,000sf building
Assisted care living facility with 120 units.

Value

\$22 Million+

Completion

2001

Architect

BAR Architects

Contractor

Cahill Construction Company

Financing

Transamerica Corporation
New Markets Tax Credits

ECB managed the development of an assisted living facility on the site of the historic Shriner's Hospital located on 19th Avenue in San Francisco.

As a landmark building and a focus of neighborhood concern, ECB managed a complex entitlement process that included a Certificate of Appropriateness from the San Francisco Landmarks Commission and Conditional Use Permit from the City.

The project involved careful rehabilitation of the historic building to qualify for Historic Tax Credits, as well as new construction of a 4-story addition on 20th Avenue to fit within the "view shadow" of the historic building and satisfy the local community.

ECB continued as development manager through the design and

construction phases of the project.

Bridgepoint at San Francisco (now Cypress Golden Gate) opened for occupancy in November of 2001.

Transamerica Corporation provided construction and permanent financing. The completed development qualified for the 20% Historic Tax Credit.

Amenities include a commercial kitchen, dining room, staff offices, and common areas.