

ecb

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community
builders



388 FULTON

Location

388 Fulton Street, San Francisco, CA

Project

New residential community with ground floor retail

Value

\$40 Million

Completion

2016

Architect

David Baker Architects

Contractor

Fisher Development

Financing

Sponsor Equity

388 Fulton Street features 69 studio, one- and two-bedroom apartments clustered around a feng shui-compliant entry courtyard, with approximately 3,200 square feet of retail, and is located in the popular Hayes Valley neighborhood of San Francisco, California. ECB managed the entitlements process for 388 Fulton in collaboration with the Boys & Girls Club of S.F. in development of their clubhouse next door. With a significant increase in density and zero parking, the project, designed by David Baker Architects, was strongly supported by the Hayes Valley Neighborhood Association. ECB brought the development to construction readiness, and, based on its strong design and prescient market timing, received multiple purchase offers.

The building was built by 7x7 Development as condominiums and achieved strong sales of both the residential and retail elements. The building features aluminum sunshades over the windows, each angle specifically calculated for maximum sun blockage in the spring and fall, an advantageously oriented roof deck, bike parking, and a dramatic black exterior made up of glazed tiles. The development also accommodates two off-street van parking spaces for the Boys & Girls Club and creatively met the clubhouse storm water management requirements.