

OWNER
Crescent Heights

ARCHITECT/S
HKS Architects

PROJECT TYPE/S
Ground-Up

SELF-PERFORM SCOPE/S
Structural Concrete, Exterior Façade Systems, Metal Framing/Drywall, Flooring, Cabinetry

SIZE
471,334

LEVELS
43

UNITS
320

STALLS
265

SAN FRANCISCO, CA

Jasper

A high-rise residential tower combining refined interiors, extensive subterranean parking, and complex urban construction on a highly constrained San Francisco site.

Jasper is a 471,334-square-foot, ground-up multifamily residential high-rise in San Francisco. The project includes 320 residential units across 39 levels above grade, four levels of subterranean parking with 265 stalls, and a range of high-end resident amenities.

The tower was constructed on a highly constrained 100-foot by 150-foot urban site, requiring extensive staging and logistics planning throughout construction. Below grade, the project encountered perched groundwater and fractured rock conditions that added complexity to excavation and foundation work.

The exterior features a glass curtain wall system, while the residences incorporate high-end interior finishes throughout. Amenities include a fitness center, pool, resident lounge, parking stackers, and subterranean parking.

Structural concrete, flooring, metal framing/drywall, exterior façade systems, and cabinetry scopes were self-performed. The project received the 2016 CRSI Honors Design and Construction Award. The completed tower delivers a dense urban residential environment with refined interiors, significant below-grade infrastructure, and a strong high-rise presence in San Francisco.

https://www.crsi.org/case-studies/jasper-45-lansing-street/