

OWNER
Oyster Development

ARCHITECT/S
Kwan Hemni

PROJECT TYPE/S
Ground-Up

SELF-PERFORM SCOPE/S
Structural Concrete

SIZE
440,000 SF

LEVELS
14

UNITS
262

STALLS
200

SAN FRANCISCO, CA

The Rockwell

440,000 SF ground-up mixed-use multifamily development featuring two 14-story towers with 262 market-rate units, historic façade integration, below-grade parking with car stackers, and resident amenities.

The Rockwell is a 440,000 SF, ground-up mixed-use multifamily development in San Francisco featuring two 14-story residential towers with 262 market-rate units. The project involved demolition of the existing structure and construction of the new towers while preserving and integrating a historic façade into the development, connecting the site's existing character with a contemporary residential environment.

The residences include a mix of studio, one-bedroom, and two-bedroom units supported by a range of shared amenities, including a fitness center, rooftop terrace, atrium, and landscaped courtyard. One level of below-grade parking incorporates car stackers to maximize parking capacity within the constrained site. Located on a tight urban site, construction required careful planning and logistics to minimize impacts to adjacent buildings, businesses, and surrounding activity.

The team coordinated the complexities of high-rise construction with historic façade preservation, structured parking, and the project's residential and amenity components.

Build Group also self-performed the structural concrete and flooring scopes. The completed development combines high-density urban housing, historic preservation, efficient parking solutions, and resident-focused amenities within a prominent San Francisco location.