

## BAY AREA | BizTalk

### Stacking San Francisco's newest housing project

San Francisco Business Times by J.K. Dineen, Reporter  
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[Patrick Kennedy](#)'s prefab micro-apartments units are stacking up beautifully at 38 Harriet St. in San Francisco.

Workers from Pankow Construction are on the third floor of the four-story, 24-apartment building, the units of which were fabricated at Zeta Communities' factory in Sacramento. Stacking of the units started Tuesday.

Check out a video of the construction process below the ad to the right or [click here to see it on YouTube](#).

Developer Kennedy of Panoramic Interests said the work is on schedule, with one floor being added per day. "It's high drama," said Kennedy. "You have 45,000 pound sections going together just like a Lego structure."

The units are tiny — about 300 square feet — and will rent for about \$1,500. Each unit has 9-foot ceilings and 7-foot-tall bay windows that make the units feel more open. A washer/dryer, full kitchen and room for storage are provided in each unit.

The Berkeley-based developer said he was worried that the pre-fabricated pads would be damaged when they were dropped into place. But that has not been the case.

"I found one or two hairline cracks, but everything else has been perfect. I put a level on the wall and everything is right at plumb. It's amazing how tight everything is."

Once the units are stacked, Pankow will put the skin on the building, make the necessary electrical and plumbing connections inside, and install the elevator. "Everything will be buttoned up, so to speak,"

My colleague Blanca Torres [wrote about this project](#) in detail last month. Check out her story [here](#). And check out a slideshow on the project [here](#).

J.K. Dineen covers real estate for the San Francisco Business Times.

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