



Ocean Avenue

MARKET RATE HOUSING & RETAIL

Avalon Bay Communities and Pyatok Architects are currently working with the San Francisco Planning Department, Ocean Avenue Collaborative, Westwood Park and Ingleside neighborhood groups in a community design process to develop a flagship mixed-use building on Ocean Avenue. This project has included close collaboration with the San Francisco Planning Department and the Mayor's Office to develop a design that addresses sensitive contextual issues of groundfloor retail in a mixed-use development. The project also includes coordination with the Master EIR for the Balboa Park Station Area Plan.

The program includes a new urban plaza at Brighton Avenue that provides a focal point for a café and other street front retail space. 173 new rental units including studio, one and two bedroom units are organized around two central courtyards which provide outdoor space sheltered from the prevailing winds.

PROJECT DATA

- Client:** Avalon Bay Communities & Pacific Realty Associates
- Location:** San Francisco, CA
- Completion:** 2012
- Units:** 173 units (1BR-2BR)
- Amenities:** Commercial/retail spaces, anchor grocery, courtyards, retail plaza, recreation room
- Site Area:** 1.8 acres
- Project Area:** 300,000 sf
- Parking:** 253 spaces
- Cost:** \$45 million