



TYPICAL 2-BEDROOM



TYPICAL 2-BEDROOM AND STUDIO



Ocean Avenue

MARKET RATE HOUSING / MIXED-USE

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 will provide 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

Owner/Client	Avalon Bay Communities, Inc./PacTrust (Pacific Realty Associates, L.P.)
Project Location	San Francisco, CA
Project Type	Market rate housing/Mixed-Use
Number of Units	173 rental units 1-2 bedrooms
Amenities	Leasing office, recreation room, commercial/retail spaces, pocket park, two landscaped courtyards, retail plaza
Date of Completion	February 2010
Site Area/ Density	Site area 1.86 acre; density 86 units/acre
Total Project Area	300,000 gsf building area, 160,000 gsf residential; 35,000 gsf retail; 105 gsf parking
Parking Count	253
Approx. Construction Cost	\$45,000,000

