



AVA Pacific Beach
San Diego, CA





40+ years
Multifamily Development
Experience



15 REGIONAL
OFFICES



305
COMMUNITIES



93k+
APARTMENT
UNITS

150k+ TOTAL RESIDENTS

95% AVERAGE
OCCUPANCY

130

Communities Pursuing or
Secured Certification in
LEED, Fitwel and/or
Energy Star



20%
Reduction in
landfill-bound
waste

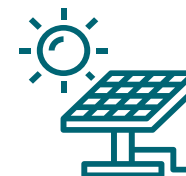


**LED Lighting
Conversion:**
149 projects
\$3.0M Annual Savings

4  **greenstar**

**Green
Stars** GRESB: Leadership
In Sustainability

42%
Energy Efficiency
Improvement



**Solar
Energy:**
12k+ KWH
\$1.3M Annual Savings

Project Team



Developer

Mark Janda
Albert Kao



Planning Consultant

Karen Ruggels
Brittany Ruggels Wallace



Community Outreach

Craig Benedetto
Marshall Anderson



Architect

Nora Garcia
Ancelmo Perez
Mark Donahue



Civil & Traffic Engineer

Tammie Moreno
Amy Restelli
Joe Shultz



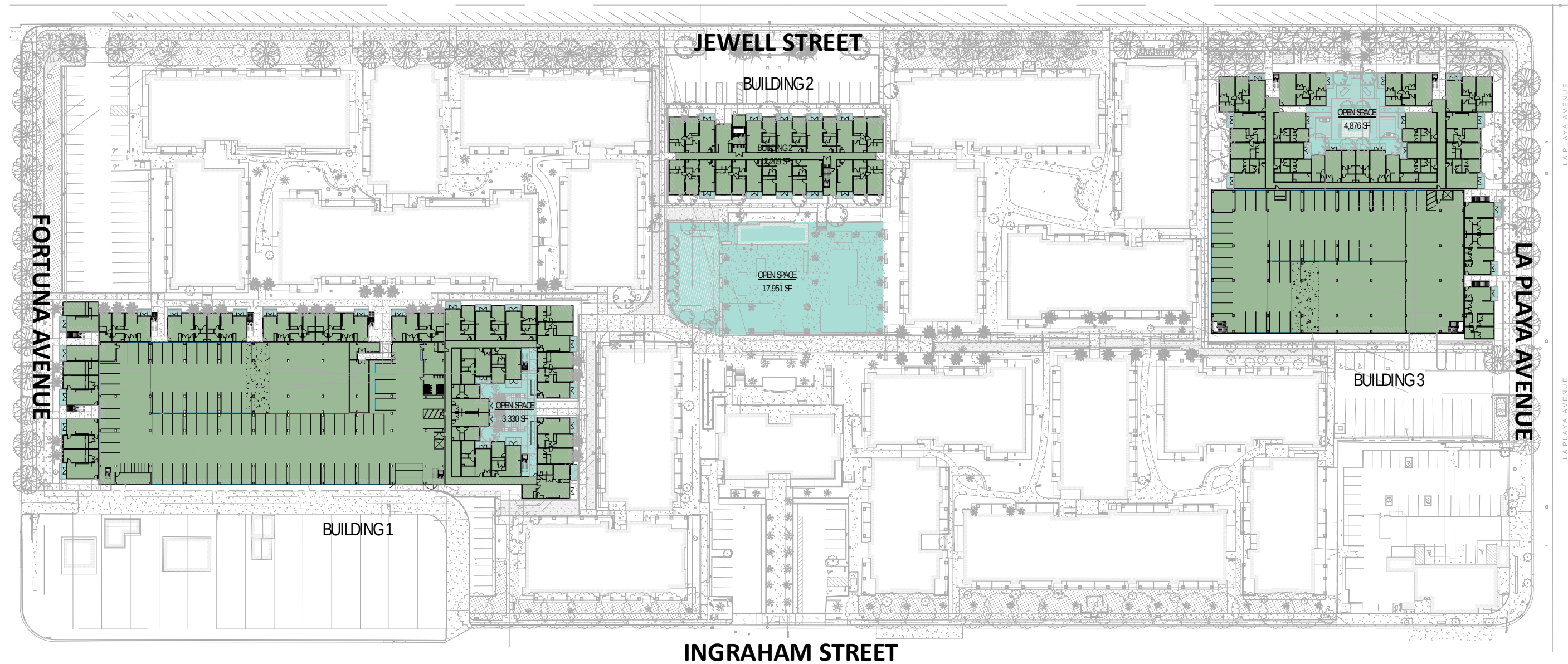
Landscape Architect

Frank Marczynski

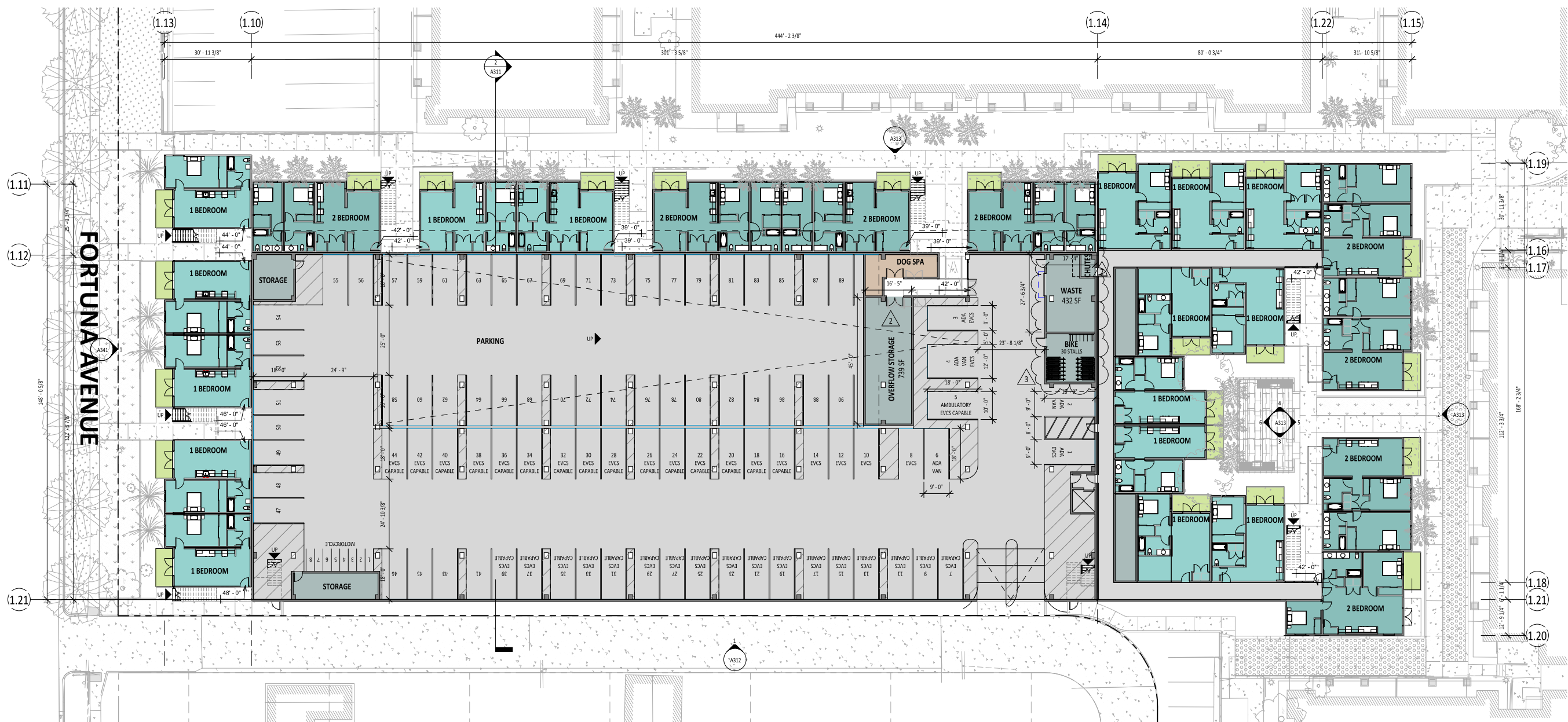
Opportunities for In-fill Housing



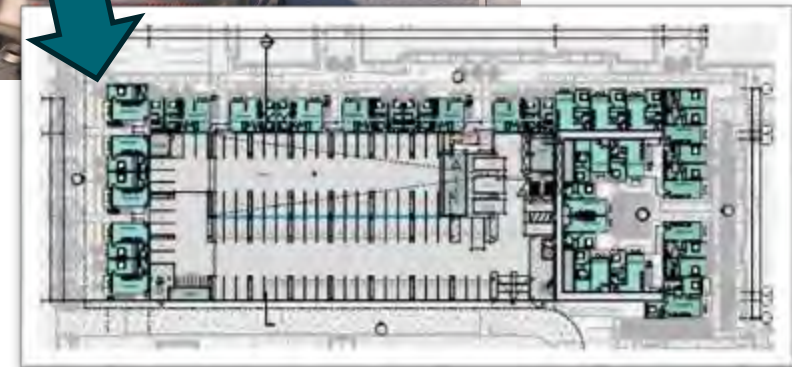
Opportunities for In-fill Housing



Opportunities for In-fill Housing – Building 1



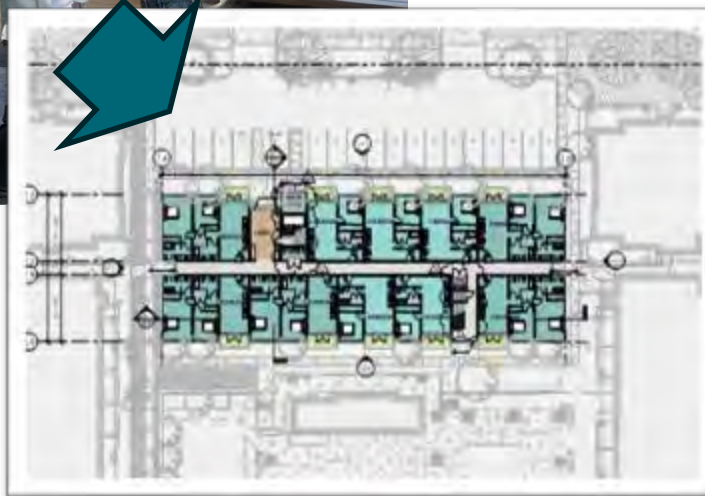
Opportunities for In-fill Housing – Building 1



Opportunities for In-fill Housing – Building 2



Opportunities for In-fill Housing – Building 2



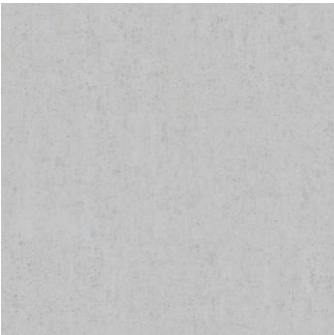
Opportunities for In-fill Housing – Building 3



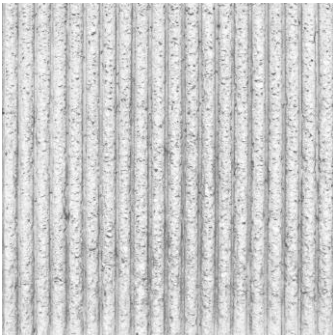
Opportunities for In-fill Housing – Building 3



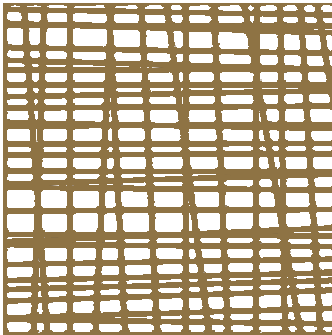
Conceptual Elevation



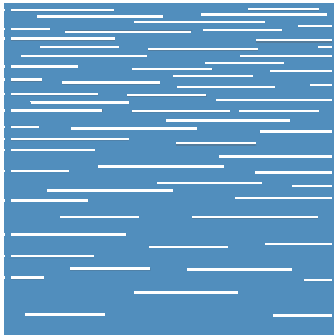
1 SMOOTH CONCRETE



2 FORM LINER CONCRETE



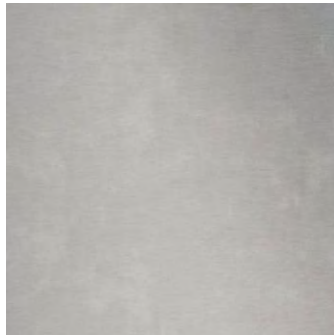
3 METAL SCREEN
DUNN EDWARDS
DET465 OUTLAWED ORANGE



4 METAL GUARDRAIL
DUNN EDWARDS
DE5808 LAKE LUCERNE



5 METAL CLADDING
DUNN EDWARDS
DE6378 JET



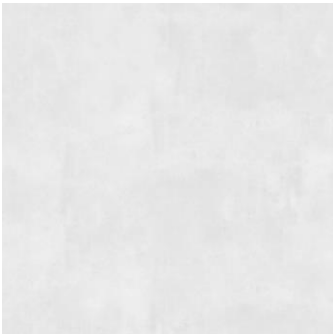
6 METAL STAIRS



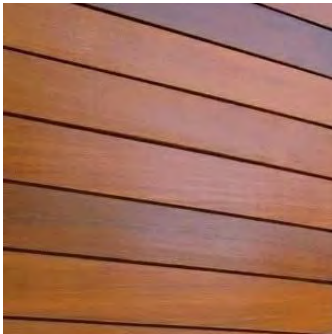
7 PUBLIC ART



8 DARK PLASTER
DUNN EDWARDS
DE6378 JET



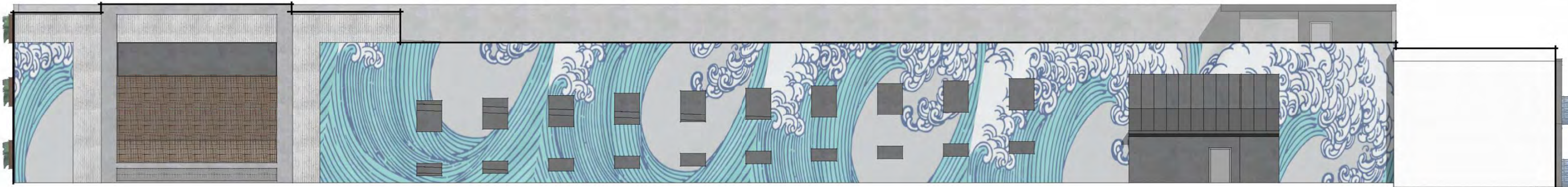
9 LIGHT PLASTER
DUNN EDWARDS
DEW386 PRECIOUS PEARLS



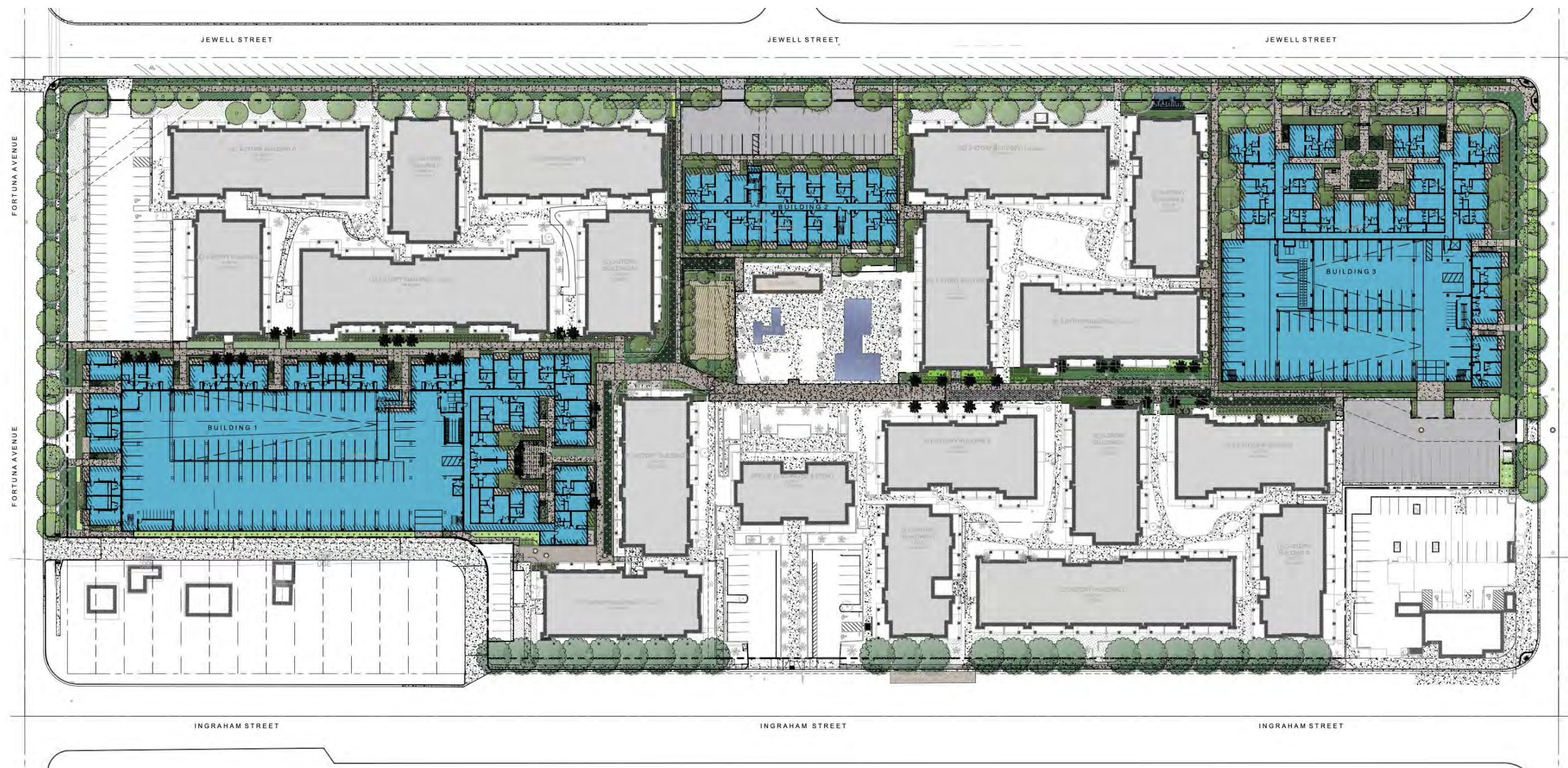
10 WOOD-LOOK METAL CLADDING
LONGBOARD ARCHITECTURAL PRODUCTS
LIGHT NATIONAL WALNUT



Opportunities for Public Art



Opportunities for Neighborhood Enhancements



BUILDING 3
CONCEPTUAL PLAN ENLARGEMENT
05/01/25 - SCALE: 1" = 20'

TRIANGLE
 UCTION HIGHER THAN
 SHALL BE LOCATED IN

PROPOSED NEW 72" HIGH
 TUBULAR STEEL FENCE AND GATE

PROPOSED STREET TREE (TYP.)

PROPOSED NEW FITNESS
 COURT

PROPOSED NEW 6" WIDE
 CONCRETE SIDEWALK

PROPOSED NEW 72" HIGH
 TUBULAR STEEL FENCE & GATE

PROPOSED (5)
 BIKE RACKS

PROPOSED
 NEW PALM TREE

PROPOSED NEW ACCENT PLANTING

PROPOSED
 NEW BENCH SEATING UNDER
 OPEN STRUCTURE

PROPOSED
 BICYCLE REPAIR STATION

EXISTING CONCRETE
 SIDEWALK AND
 PEDESTRIAN RAMPS
 REMOVE / REPLACE
 PER CIVIL ENGINEER

VISIBILITY TRIANGLE
 NO OBSTRUCTION
 HIGHER THAN
 36 INCHES SHALL
 BE LOCATED IN
 THIS AREA

PROPOSED
 STREET
 TREE, TYP.

LA PLAYA AVENUE

PROPOSED
 NEW
 SHRUBS

EXISTING CONCRETE
 SIDEWALK TO REMAIN

VISIBILITY TRIANGLE
 NO OBSTRUCTION
 HIGHER THAN
 36 INCHES SHALL
 BE LOCATED IN
 THIS AREA

LA PLAYA AVENUE

PROPOSED NEW 72" HIGH
 TUBULAR STEEL FENCE & GATE

PROPOSED BIOFILTRATION
 SWALE PER CIVIL ENGINEER

PROPOSED NEW SHRUBS

PROPOSED
 NEW CONCRETE
 SIDEWALK

(E) 3-STORY BUILDING H
 13,224 SF
 28' HEIGHT

(E) 3-STORY
 BUILDING K
 8,205 SF
 28' HEIGHT

(E) 3-STORY BUILDING
 4,452 SF
 28' HEIGHT

PROPOSED 15' WIDE
 SEWER ACCESS ROAD
 COMBINATION
 TURFBLOCK & CONCRETE

PROPOSED
 11' WIDE VEHICLE
 ACCESS GATES
 4' WIDE PEDESTRIAN
 POOL GATE

R/R STEPS

10'-0"
 CLEAR TO
 SEWER

(E) 3-STORY BUILDING L
 10,042 SF
 28' HEIGHT

PROPOSED NEW
 PALM TREE PLANTING

PROPOSED NEW
 SHRUB PLANTING

SEWER EASEMENT
 PER CIVIL

BUILDING 3

PROPOSED NEW COURTYARD
 WITH SEAT WALLS, BRGS,
 NEW TREES AND SHRUBS

PROPOSED 15' WIDE
 SEWER ACCESS ROAD
 COMBINATION
 TURFBLOCK & CONCRETE

PROPOSED
 11' WIDE VEHICLE
 ACCESS GATES
 4' WIDE PEDESTRIAN GATE

PROPOSED
 NEW CONCRETE
 SIDEWALK

NEW CONCRETE GARAGE
 ENTRY

(E) 3-STORY BUILDING E
 8,523 SF
 28' HEIGHT

(E) 3-STORY
 BUILDING F
 7,340 SF
 28' HEIGHT

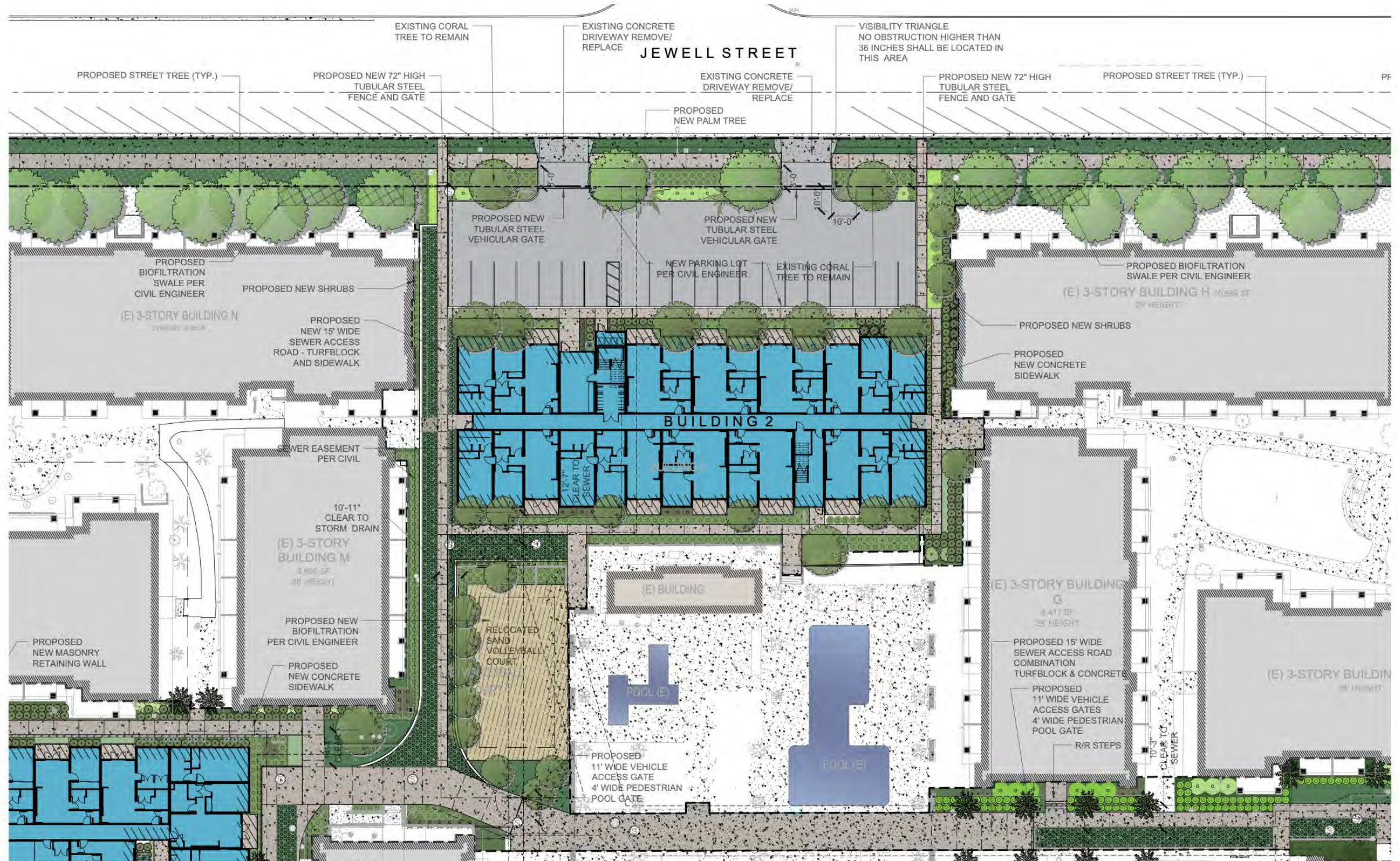
PROPOSED NEW
 SHRUB PLANTING

(E) 3-STORY BUILDING A
 8,547 SF
 28' HEIGHT

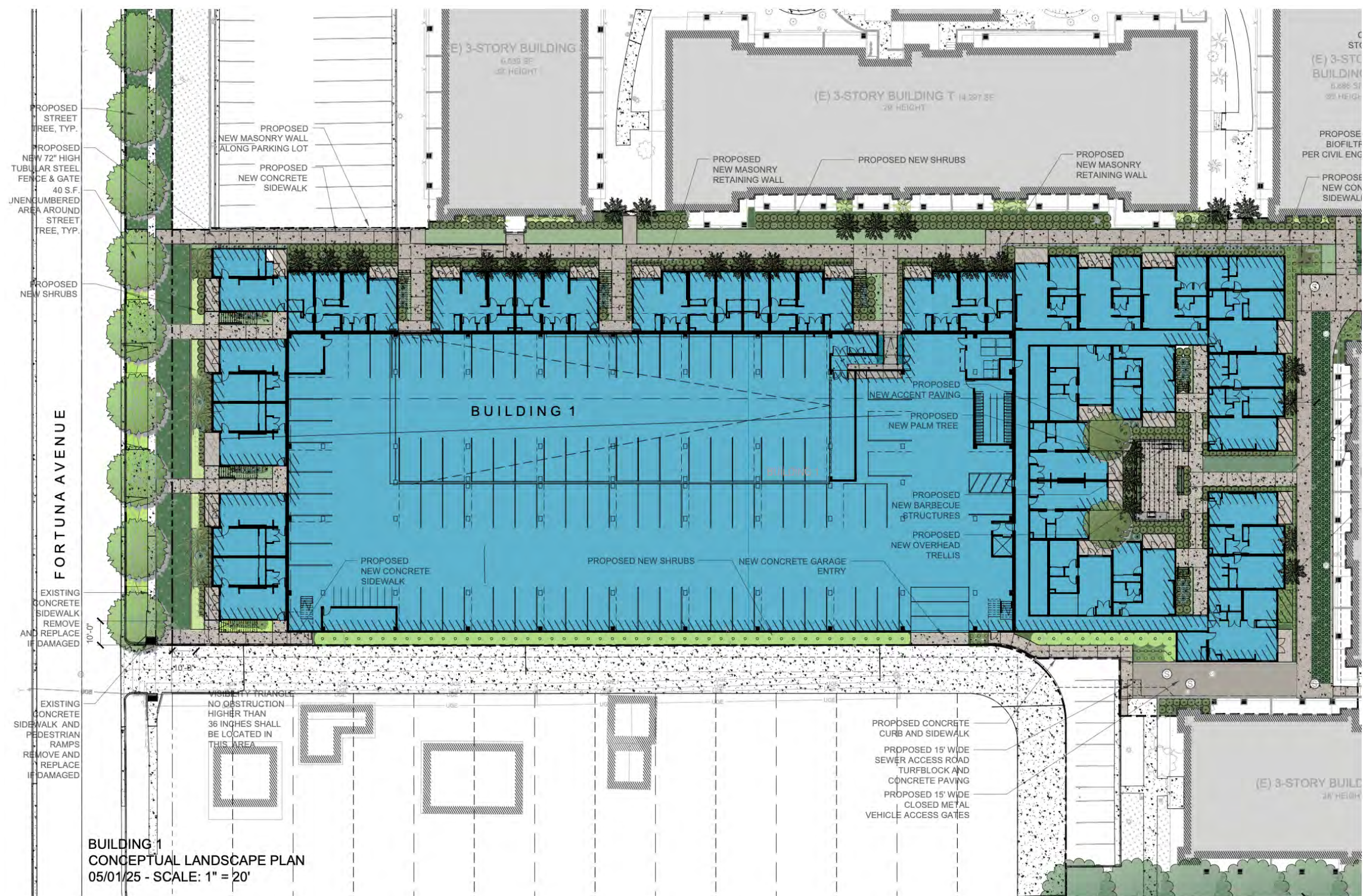
Opportunities for Neighborhood Enhancements



Opportunities for Neighborhood Enhancements



Opportunities for Neighborhood Enhancements

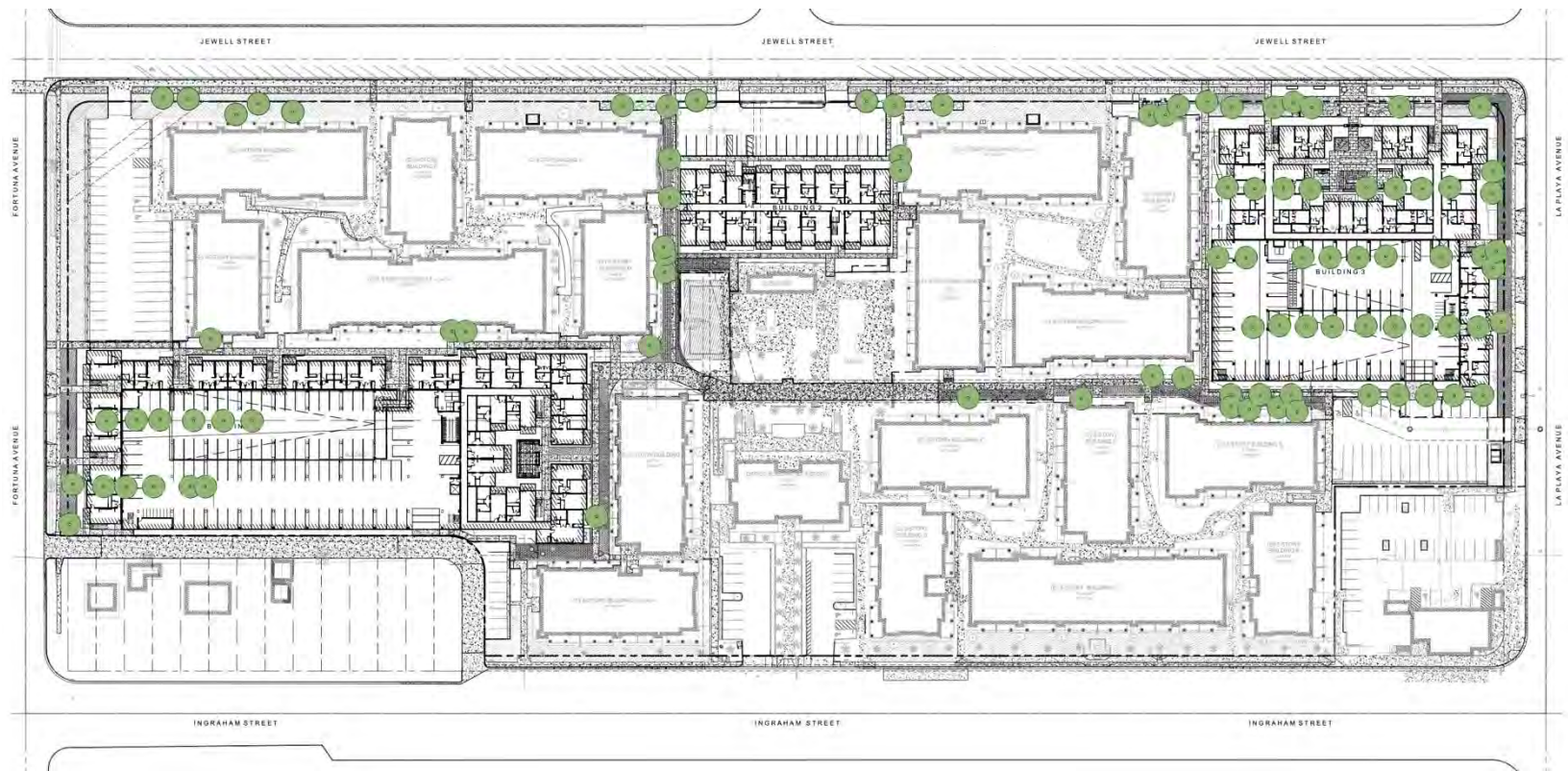


Opportunities for Neighborhood Enhancements

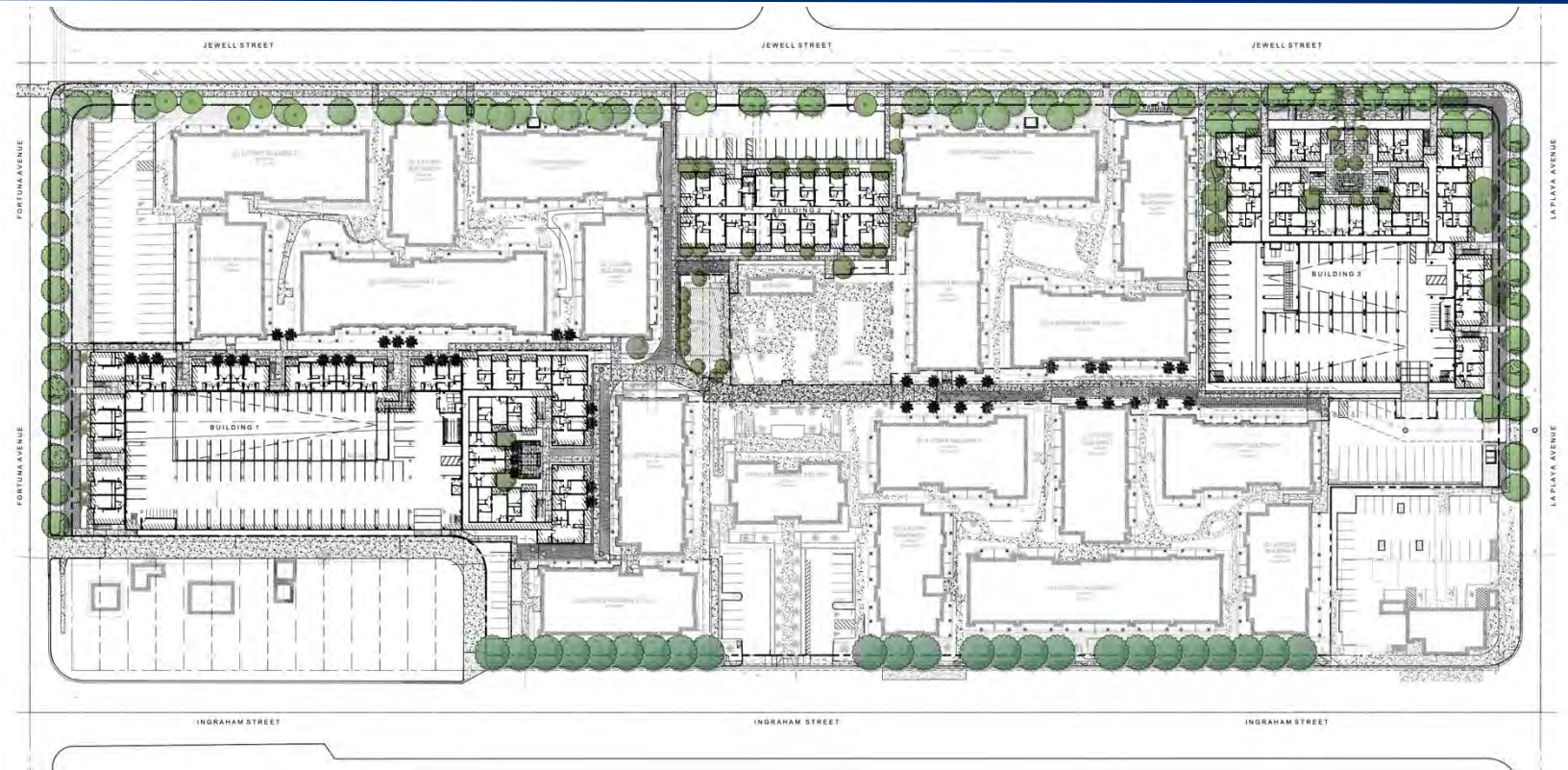


Opportunities for Increased Tree Canopy

Existing Tree Canopy



Proposed Tree Canopy

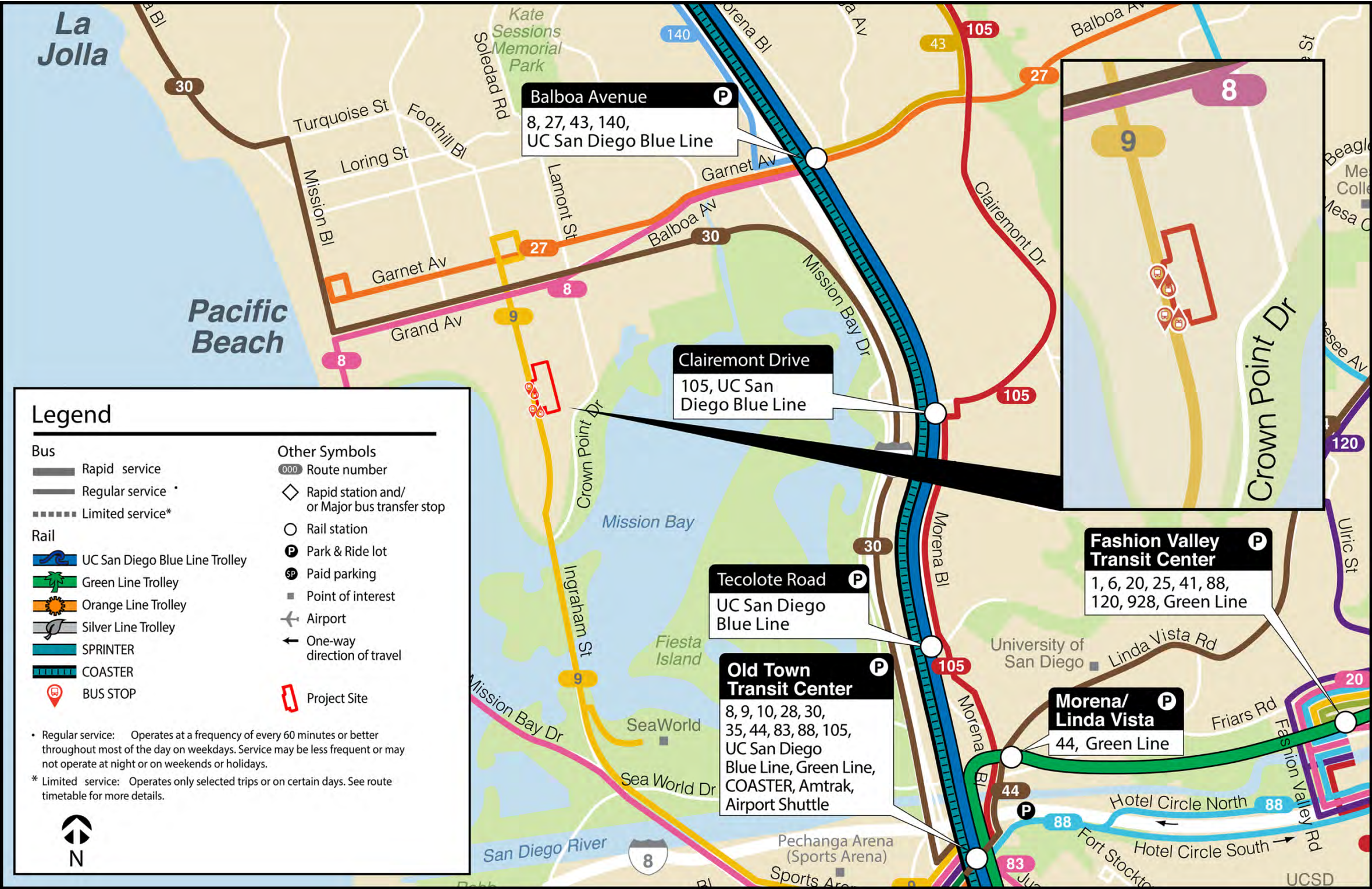


Opportunities for Improved Safety/Transportation Amenities

- Pedestrian Resting Node
- On-site Bicycle Repair Station
- Non-contiguous sidewalk along entire length Jewell Street
- Non-contiguous sidewalk along a portion Ingraham Street south of project entry
- Concrete bus pad on Ingraham Street
- ADA improvements at project entry



Area Public Transit



Area Bikeways



Sustainable Design Features

- Domestic hot water via electric heat pump
- Provision of EV charging
- E-bike charging
- Provision of bicycle parking
- Low flow fixtures and appliances
- Drought-tolerant and climate-friendly landscaping
- Water-efficient irrigation



Community Outreach and Partnership

Community Group Presentations:

- Beautiful Pacific Beach
- AVA Pacific Beach Open House (open to the public - website)
- Pacific Beach Planning Group (informational item)
- Pacific Beach Planning Group (action item: support for CPA initiation)

Community Partnerships:

- Step Up! Walk to End Homelessness at De Anza Cove
- Pacific Beach Town Council Installation Dinner
- Pacific Beach Town Council Graffiti Clean-Up Day
- Pacific Beach Summer Concert Series





CREATING A
BETTER WAY
TO LIVE

AvalonBay
COMMUNITIES