

Related California's Next Big San Francisco Residential Project Tops Off, Begins Condo Sales

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When **Related California** competed for **Transbay Block 8** during the bidding process, it was its third bid competition in San Francisco's Transbay District. It lost the other two bids, and the developer went all out on the third, Related California Senior Vice President Phoebe Yee said during a tour of the building's condo showroom. It partnered with **OMA** to design a 56-story, 548-unit residential tower that would help transform San Francisco's skyline.



Related won the bid and **received approvals in 2015**. Three years later, the building, now named The Avery, has topped off and condo sales have begun. The tower, which is targeting LEED Gold certification, is OMA's **first San Francisco high-rise**.

For Yee, all the work and cultivating partnerships with design and build teams paid off.

"It's just an amazing feeling. You're just in awe over how much work it takes," Yee said.

She said the building will provide the surrounding neighborhood, which has added several high-rise offices in recent years, with residents that can breathe life into the streets at night.



The Avery's design keeps residents in mind and features a tapered facade to expand the view in every direction for residents. The one-, two- and three-bedroom residences and The Avery Penthouse Collection will have floor-to-ceiling glass windows in every room. Related is showcasing the interiors at its showroom at 235 First St., about a block away from the tower. Prospective residents can get a sense of what the views will look like by touching a specific floor on a model of the tower.

The 118 luxury condos start on the 33rd floor and sit atop a mix of market-rate and affordable apartments. **Two Fougeron Architecture-designed buildings**

across a paseo will offer 100% below-market rate apartments that will be managed by Tenderloin Neighborhood Development Corp. The entire site will have 230 market-rate rentals and 150 affordable rentals.



Design studio Clodagh designed the interiors and amenity spaces. Kitchens will feature Italian Michelangelo marble kitchen counters and Miele appliances with integrated paneling.

Master bathrooms will have full-height marble tiling, custom dual vanities with Cristallo Pearl marble counters, frameless glass showers and Kaldewei soaking tubs. Homes will feature 7-foot-wide plank oak flooring and Dornbracht fixtures.

Residents will enter through a private bronze-accented limestone lobby with a concierge and 24/7 on-site valet parking. Residences will have keyless entry, Nest thermostats and controls for lighting and shading, Yee said. Residents will have access to parcel lockers and parcel delivery.



A 30K SF amenity space will span three floors with amenities on the seventh floor shared with apartment residents. Amenities will include an Equinox-curated fitness center, a 60-foot indoor pool, a studio space for fitness classes, locker rooms and steam showers, a professional-grade demonstration kitchen, a private formal dining room, a media lounge and game room, a business center, an outdoor landscaped terrace and a pet spa.

Related Management will provide on-site management and residents will have access to additional services from Life Simplified by Related and Hello Alfred.

The Shops at Avery Lane will have 17K SF of retail along the paseo that runs between the tower and affordable housing buildings.



The tower is two blocks away from the **Salesforce Transit Center** and the 5.4-acre **Salesforce Park**.

Available residences at The Avery are priced from the high \$1Ms for one bedrooms, high \$2Ms for two bedrooms and high \$3Ms for three bedrooms. The building will have several different unit floor plans and sizes, but one-bedroom units start at about 900 SF and two-bedroom units start at about 1,700 SF. The building will have

eight half-floor penthouses. Move-ins at The Avery will begin as early as mid-2019.

Related also recently **broke ground** on one of the first major developments in the Van Ness corridor, where it is building a **39-story residential tower** and 16-story office building at **1500 Mission St.** The 1.2M SF project is expected to deliver by 2020. It also is developing 1601 Mariposa. These three projects are worth about \$2B. The developer also is working on a 9M SF master plan in **Santa Clara at City Place** across from Levi's Stadium.

See Also: [The New Closers: Why KTG's Jessica Musick Is One Of Commercial Real Estate's Next Market Leaders](#)

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