



General Information

The Belmar Apartments are located near Santa Monica’s well-known Third Street Promenade and at a walking distance from Santa Monica beach, a police station, City Hall, and public schools. It is a very safe environment well-served by public transit.

This project is part of a mixed-income, mixed-use community known as Ocean Avenue South. It was a community driven development. A series of community groups provided input on the design of the development and what should be included.



Project Development Data

- six-story mixed-use and mixed-income site with 160 affordable multi-family residential units
- 199 subterranean parking spaces (1.24 sp/unit
- contains a fitness center, computer lab, a resident community room, bike storage, and an outdoor lounge and barbeque grills
- Project cost: \$69,960,767

moore ruble yudell
architects & planners

KoningEizenberg



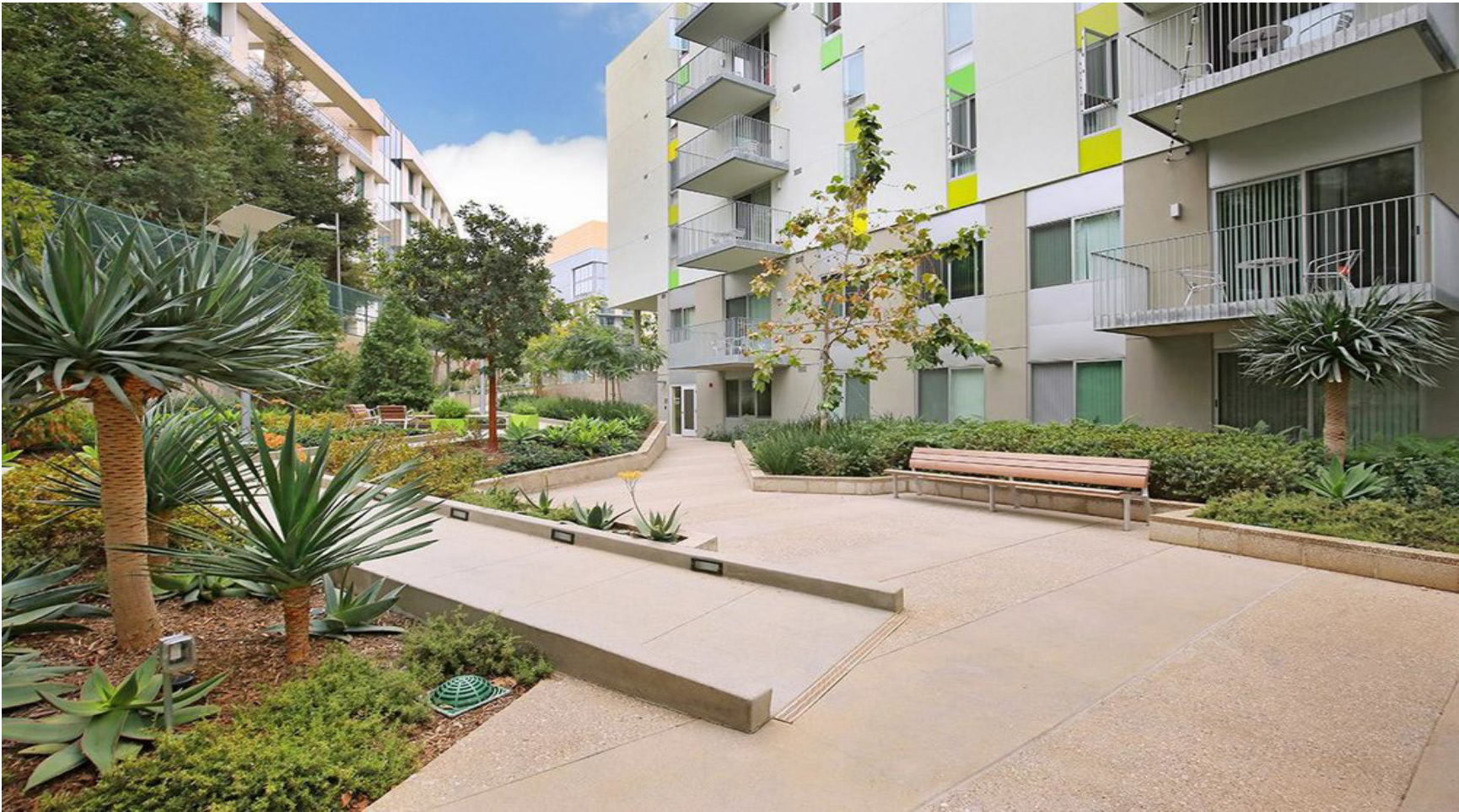
Public Space

- “Living Street” (walk street) provides great access to pedestrians and bicyclists
- a community courtyard, family gardens, barbeque area and children’s playground provide shared open spaces for the residents
- proximity to Tongva Park, various public green spaces in front of public buildings, and public hardscapes like outdoor seating



Architecture

- commercial uses on the bottom floor of buildings surrounding the project on Ocean Ave make the structures more visibly accessible to pedestrians at a smaller scale
- The windows on the first floor, along with the set back of the building and landscape design in front of the building provide a level of transparency and connectivity between the street and the building.
- landscaped plazas, walkable gardens, benches, and tree plantings lining the sidewalks.
- Outdoor dining at some of the ground floor restaurants



Sustainability

- LEED Gold certification
- Environmental sustainability efforts include alternative energy programs, shared parking, bicycle stalls, and financial contributions to Santa Monica’s transit programs
- sustainable landscapes and walkable gardens



Takeaways

Courtyards and walk streets create vibrancy and promote community life. Public places like the “living street” are ideal for public interaction and engagement between people.

Benefitting from its prime location, extensive connection to nearby public transportation, and walking distance to popular destinations, the project optimizes pedestrian-oriented uses on the ground floor, as well as provisions for biking, bus, and car access. A distinctive landscape design and a welcoming, transparent first floor enliven a project’s public spaces.

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Integration of ground-floor community spaces activate the street edges