

# 2802 Pico Apartments

PROJECT  
2802 PICO APARTMENTS

## LOCATION

Santa Monica, CA

2802 Pico Housing is a 33-unit, four-story wood-framed building with a community and retail area on podium deck over a two-level subterranean garage. Just 2.5 miles from the beach, the project brings affordable housing to the mixed commercial and residential zone near the Santa Monica College campus.

In the face of zoning constraints and neighborhood concerns, the locally based architects designed a 42,263 sf cluster of dwellings, retail and community space surrounding a courtyard that benefits from westerly ocean breezes. Interlocking bridges cross the central open area to provide access to the residential units along single-loaded corridors that relate to the area's pedestrian scale.

## BUILDING TYPE

Type V

## UNITS

33

## PARKING

59 spaces

28,000 sf

## PROJECT SIZE (IN SQUARE FEET)

60,000

## PROJECT DURATION

16 months

