



The Kirkham Project represents one of San Francisco's first major urban infill developments in the western section of the City, and the proposed plan demonstrates creative design that addresses the City's need for more housing.

### **Now is the Time to Reimagine Kirkham Heights**

Built in 1950, the current Kirkham Heights Apartments and property infrastructure are due for investment and modernization. Westlake has owned the property since 1976, and although the 86 units have been maintained in good condition, the proposed plan creates new accessible homes and responds to San Francisco's demand for more market rate and affordable housing options.

For that reason, Westlake Urban is proposing to redevelop the property, creating up to 445 new housing units. The redeveloped project will include 86 rent-controlled units, and 13.5% of the net new units will be below market rate, also referred to as "inclusionary units", and built on-site. In response to feedback from the City, the project has been redesigned to include one 4-story and seven 3-story townhomes at the entrance of the project providing a more graceful transition from the single-family homes on Fifth Avenue. The proposed project will be constructed within the currently developed area (approximately 4.3 acres) of the 6.12 acre site and complies with the existing zoning's density and 40-foot height limit.

This new plan will improve connections within the residential community and to the surrounding environment; preserve the current forest space; enhance the pedestrian experience with widened, landscaped sidewalks and street furniture; and increase usable open space for the residents and neighbors with a community plaza, gardens, and stairways to view overlooks.

## Project at a Glance

**Number of Residential Units Proposed:** 390 to 445

**Unit Sizes:** Studio, 1, 2 & 3 bedroom mix

**Below Market Rate (BMR) Units:** 13.5% of net new units built on-site

**Rent Controlled Units:** 86

**Open Space:** Public and private open space including preserving two-acre forest and adding public plazas, stairways to views, landscaped courtyards, gardens and private rooftop decks

**Off-Street Parking:** Approximately 250 parking spaces, including visitor parking and loading/delivery spaces

**Accessibility:** Wheelchair and pedestrian-accessible terraces and sidewalks; elevator access

**Transit Friendly:** Public transit; car/bike share and other transit programs; bike/scooter storage space

## We Want to Hear from You!

Our team of experienced professionals has created successful infill projects and places in the Bay Area for decades. We are committed to a respectful, transparent process that emphasizes direct, timely communication.

If you have questions, please email us at [share@thekirkhamproject.com](mailto:share@thekirkhamproject.com). More information is available online at [www.thekirkhamproject.com](http://www.thekirkhamproject.com).



## Meet Our Team

As the property owner and manager of Kirkham Heights, Westlake Urban is committed to transforming its properties—moving beyond easy, formulaic development patterns to add vibrancy to urban communities, while maintaining a positive environment for residents and neighbors.

Alpha Group, a socially and environmentally responsible urban revitalization management company, is the development manager for the Kirkham Project. Alpha's role in the project includes leading the design and engineering team, managing the entitlement process, overseeing community outreach and communications, and formulating sustainability and resiliency strategies for a healthy urban neighborhood.

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