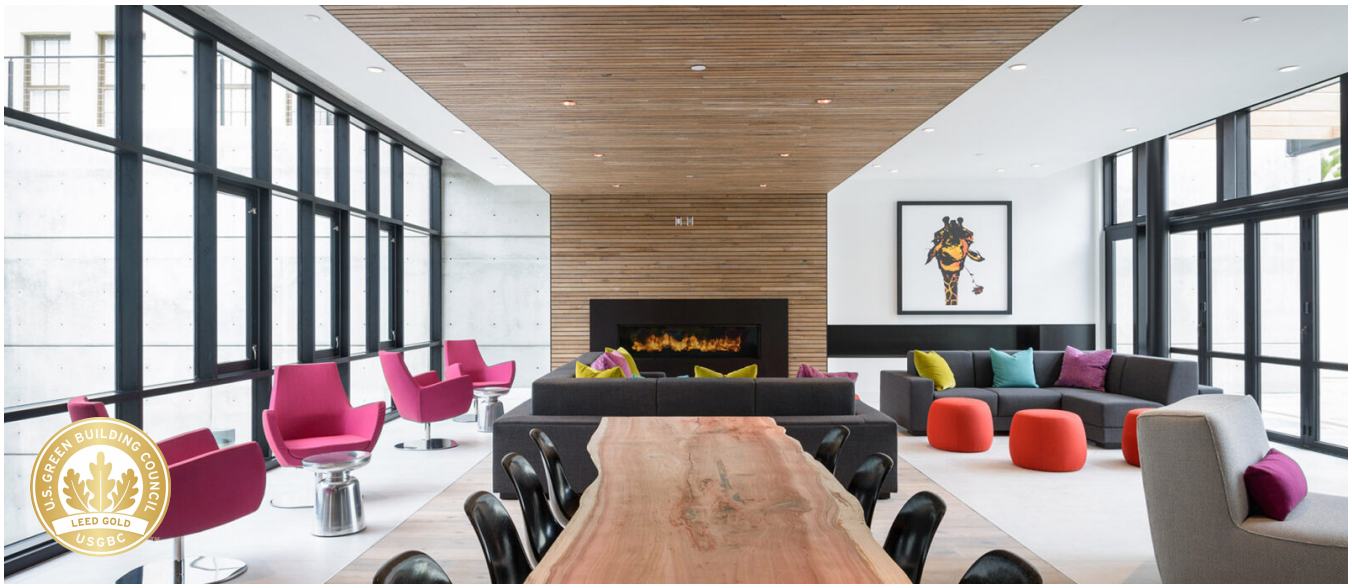


OWNER
Wood Partners

ARCHITECT/S
BAR Architects

PROJECT TYPE/S
Ground-Up

SELF-PERFORM SCOPE/S
Insulation

SIZE
504,881 SF

LEVELS
5

UNITS
330 Market Rate Multi-Family, 50 BMR

SAN FRANCISCO, CA

Alchemy by Alta

A vibrant residential community blending new housing, historic adaptive reuse, community spaces, and landscaped public open space within San Francisco.

Alchemy by Alta is a 504,881-square-foot, ground-up mixed-use residential community in San Francisco comprising seven buildings and 330 apartment units, including 50 affordable family residences. The development combines new wood-frame construction with the adaptive reuse and expansion of two historic Spanish Colonial Revival buildings, creating a diverse residential environment with community-serving spaces and extensive outdoor amenities.

The historic structures were transformed to accommodate a 12,000-square-foot community facility and 23 residential units, integrating the site's architectural heritage into the larger development. The project also includes an amenity center, community arts space, and below-grade parking.

A defining feature of the development is its network of landscaped outdoor spaces, including the 20,000-square-foot Waller Park. Designed with a community garden and stepped terraces, the park provides a welcoming public gathering space within the residential community.

Design-Build MEPF coordination helped integrate civil, architectural, structural, and building-system requirements across the multi-building site. The LEED-ND Gold-certified development brings together housing, historic preservation, community uses, and public open space in a vibrant urban setting.