



San Bruno City Council Approves 510 Unit Pacific Bay Vistas Project Designed by Newman Garrison Gilmour + Partners

On June 24, 2008, the San Bruno City Council unanimously approved the 510-unit, Pacific Bay Vistas multifamily community. The Council complimented the architectural design by Newman Garrison Gilmour + Partners based in Newport Beach, CA and the AIMCO development team. Pacific Bay Vistas features an elegant, architectural style influenced by the grand old buildings of the San Francisco Embarcadero. Blended building styles create an appearance of a sophisticated village overlooking the Bay.

Newport Beach, CA, July 01, 2008 --(PR.com)-- On June 24, 2008, the San Bruno City Council unanimously approved the 510-unit Pacific Bay Vistas multifamily project. Each of the council members complimented the AIMCO development team and the design of the project by Newman Garrison Gilmour + Partners Architectural and Planning firm, based in Newport Beach, CA.

Situated on the southwesterly corner of Skyline Boulevard and Sharp Park Road, the prestigious Pacific Bay Vistas apartment community overlooks San Bruno with views of San Francisco Bay. The project includes highly articulated architecture and a landscape palette that not only highlights the development, but also blends with its surrounding neighbors and is contextually complementary to the community.

Pacific Bay Vistas apartment community features an elegant, architectural design influenced by the grand old buildings of the San Francisco Embarcadero, creating a feeling of connection to the history of the area. Blended building styles, enhanced with a variety of warm textures, flow together to form the appearance of a sophisticated village atmosphere with pedestrian connectivity and personal interaction. Tall, graceful, arched windows enhance a strong façade of scored stucco, simulating large blocks of cut stone, juxtaposed to smooth stucco façades with imposing patios, fanciful, iron-grated balconies and windows decorated with awnings. Iconic corner towers, including a large, elevator bell tower, capture the imagination and welcome the traveler home to a feeling of community.

The Pacific Bay Vistas site plan creates a “Main Street” feel on Susan Drive. The planting of trees to line the sidewalks and on the median will serve a traffic calming effect. The apartment units that have patios facing the street are visually connected and engage the pleasant street scene. This strong axial connection terminates at the leasing office where the vehicular node is enhanced with concrete pavers to create a plaza feel and a sense of arrival. Each cluster of apartment homes includes a private garden and gathering area. Residents will enjoy easy access to amenities, including a central core with clubhouse, meeting rooms, and recreation center including a pool and spa with cabanas, a water feature wall, as well as a state-of-the-art fitness center. A special, overlook patio at the southerly edge of the property provides a relaxing environment for residents to gather and enjoy a warm fire pit with vistas of San Francisco Bay.

Environmentally conscious, the developer and architects are utilizing reclaimed materials from the previous building, renewable resources, and low VOC carpeting and paint, along with Energy Star appliances and low-e glazing on windows. Longer roof overhangs will shade upper floor windows, reducing solar gain. Vehicles disappear in structured garages where residents park and live on the same



level.

Around the perimeter of the development, a re-vegetation landscaping, native to the area, will be utilized to blend in with the existing mature shrubs and trees. New trees will be added to screen the Verdura Wall and frame views from the apartment homes.

Newman Garrison Gilmour + Partners is a full-service architecture and land-planning firm located in Newport Beach, California, with a successful combined-history of over 75 years and 500,000 residential units worldwide. To contact Newman Garrison Gilmour + Partners, please call 949-756-0818 or visit our website at www.nggpartners.com.

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