

AVELINA

Client: Landsea Homes
 Location: San Juan Capistrano, CA
 Product Type: 3-Story Rear Load For Sale Townhomes
 Services: Architecture

Total Units: 89
 Site Size: 6.17 Acres
 Density: 14.42 du/ac



Avelina creatively balances density requirements with a range of zoning and topographical challenges. With 89 three-story townhomes, the planning and design takes advantage of views and access to amenities while creatively addressing its irregular-shaped site.

Intimate paseos divide structures designed in a modern Spanish and Farmhouse style with smaller affordable units placed in strategic locations to modulate massing and engage public access with barbecues and picnic tables, fire pits and horseshoe courts that infill unbuildable space. A creek and bike path serve as important tie-ins to townhome patios, decks and entries. Large landscape buffers were also included to mitigate floodplain restrictions and allow for underground tie-backs along the embankment.

