

Designs Revealed for Pair of New SF Bernal Heights Mixed-Use Buildings



The collaboration between bay area residential and commercial architecture firm DNM Architecture and L.A.-based Tripalink will bring two commercial spaces and seven housing units to bustling Cortland Avenue in San Francisco

Sausalito, CA - DNM Architecture has revealed plans for 432 and 434 Cortland Avenue in San Francisco's Bernal Heights neighborhood. The pair of new buildings will replace single story buildings that have fallen into disrepair and are currently vacant with mixed-use rental properties.

"Bernal Heights is like a village inside of San Francisco, and Cortland Avenue is the very heart of Bernal Heights. Working with members of the community, our goal was to create two contemporary buildings that fit into the neighborhood's existing street pattern and character," says DNM Architecture founder, David Marlatt, AIA. "We are excited to bring seven family sized residential housing units along with two new commercial retail spaces to this vibrant community."

432 Cortland features 1,360 sqft of commercial space at street level. Because both properties slope downward to the rear yard, walk-out basement apartments are part of each building's design; 432 Cortland will host a 2BR apartment downstairs. The second floor of the building houses a 4BR flat, and the third floor features a 3BR flat with outdoor decks at the front and back of the unit.

Next door at 434 Cortland, where the street level retail space is smaller at 460 sqft, but perfect for a boutique shop. A 2BR apartment occupies the rear portion of the ground floor; a second 2BR apartment occupies the basement. Units 3 and 4 are townhouse style apartments – one in front, one in back – on the second and third floors, both with 4BRs and featuring their own roof decks.

"Our design is contemporary, but strongly contextual and respectful of the neighborhood," Marlatt states. "We adopted the strong, defining horizontal lines of the block to create a synergy between the new and the existing, and the design interprets the very 'San Francisco' bay window treatments to add to the residential feel."

"Tripalink is excited to develop new housing in the San Francisco Bay Area and work with DNM Architecture on multiple projects in the city," says Yuhui, SVP at Tripalink. "David Marlatt's architecture captures the contemporary living we envision for our buyers and tenants, and his overall building designs fit perfectly in their neighborhoods; it helps us bring positive solutions to the community."

The two new projects on Cortland Avenue are currently under review with the San Francisco Planning Department and should start construction in mid-2023. Together, they will bring 1,820 sqft of commercial/retail space, and seven unique housing units with a combined 9,550 sqft of living space. Progress of the design and construction can be viewed at the DNM website: <https://dnmarchitecture.com/>

About DNM Architecture: Founded in 1999 by architect David Marlatt, DNM Architecture has a decorated history of awards for designing [LEED](#) and [Green Point Rated](#) homes that are built with sustainable, energy-efficient materials and methods that reduce the energy required to construct and operate the dwellings. Residential work is the foundation of this Bay Area architecture firm's practice, but their expanding Education & Public Works allow the firm to give back to the community.

About Tripalink: Founded in 2016, Tripalink is a technology-driven residential brand specializing in multifamily development and property management. It delivers a high-quality, affordable, and modernized living experience through attentive services and an all-in-one technology platform that centers around the customer.