



## NEW CALIFORNIAN

1885 UNIVERSITY AVENUE BERKELEY, CA

### Project Description

This 148 unit mixed-use apartment community brings housing, a Trader Joe's grocery store and hopefully a neighborhood serving café to the main gateway to Berkeley's downtown. 22 of the project's apartments are reserved for lower-income families and the Trader Joe's has added more than 40 quality jobs to the community.

The project incorporates many features that help Berkeley meet its ambitious greenhouse gas reduction goals. The Trader Joe's is within walking distance of more than 13,000 residents. The project is located along major transit lines, near bicycle routes, a short walk from BART and in close proximity to three of Berkeley's largest employers. Solar thermal water heating, energy efficient design and construction methods, and excellent transit access contribute to the project's sustainability.

Hudson McDonald acquired the property in 2002 and completed a complex approvals process in July 2007. Construction was completed in June 2010. Despite a deep, ongoing recession, the project was immediately successful.



### Project Facts

<b>Units</b>	148	<b>Low Income Units</b>	22
<b>Site Area</b>	43,750 square feet	<b>Commercial Uses</b>	Trader Joe's, Café
<b>Density</b>	148 Units / Acre	<b>Architect</b>	Kirk Peterson Associates
<b>Building Area</b>	205,000 square feet	<b>Contractor</b>	Oliver & Co.
<b>Completion Date</b>	June 2010	<b>Lender</b>	Wells Fargo
<b>Value</b>	\$75,000,000		



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