



THE ARTECH BUILDING

2002 ADDISON STREET BERKELEY, CA

Project Description

Berkeley's Arts District features the nationally acclaimed Berkeley Rep, the Jazz School, the Aurora Theater, and the Freight & Salvage community arts and music theater. The ARTEch building anchors the western edge of this vibrant street.

The project was a partnership between Computer Technologies Program, a local non-profit and the development team. The non-profit partner received a return on their contributed land and occupied the second floor offices of the project.

The original design of the project included fifth floor mezzanines and a concrete frame system that resulted in significant budget over-runs. The principals of Hudson McDonald redesigned the project to eliminate the mezzanines and allow for wood framed construction. The change allowed the project to realize significant cost savings.

The principals of Hudson McDonald completed this project under previous employment.



Project Facts

Units	21	Low Income Units	4
Site Area	8,500 square feet	Commercial Uses	Restaurant Offices
Density	120 Units / Acre	Architect	HDO Architects
Building Area	31,000 square feet	Contractor	Kimes Morris
Completion Date	August 2002	Lender	Wells Fargo
Value	\$10,500,000		