



THE ADDISON

651 ADDISON STREET BERKELEY, CA

Project Description

The Addison is a 94 unit apartment project in West Berkeley proposed and entitled by Hudson McDonald. It is two blocks from the upscale Fourth Street shopping district. The project provides modern, executive housing in the heart of the city's high-tech, bio-tech and creative jobs center.

The Addison is located three blocks from the trans-bay bus stop, one block from Berkeley's Amtrak station, and right on the Bay Trail bicycle path. Aquatic Park, which features playing fields, picnic areas, rowing and canoeing, and other recreation activities, is one block west. The Berkeley Marina and the new East Shore State Park are a short bike ride away.

The project features a ground floor café / restaurant, a community roof garden and barbeque area featuring panoramic views of San Francisco, and a tranquil courtyard garden and community center. The project was approved in spring 2009 and sold in 2011 to AvalonBay Communities. The project opened in the Fall of 2014.



Project Facts

| | | | |
|-------------------------------|---------------------|-------------------------|--------------------------|
| Units | 94 | Low Income Units | 14 |
| Site Area | 34,600 square feet | Commercial Uses | Café, Offices |
| Density | 119 Units / Acre | Architect | Baum Thornley Architects |
| Building Area | 120,000 square feet | Contractor | Johnstone Moyer Inc. |
| Completion Date (est.) | TBD | Lender | N/A |
| Value (est.) | \$40,000,000 | | |