



THE BACHENHEIMER BUILDING

2119 UNIVERSITY AVENUE BERKELEY, CA

Project Description

The 44-unit Bachenheimer Building is built on the site of the former Keystone dance club. The principals of Hudson McDonald negotiated a partnership with the property owner to redevelop his then-vacant property. All aspects of the development process including design, entitlements, financing and construction management were managed by the principals of Hudson McDonald while employed by developer Panoramic Interests LLC.

The five story project features wood framed construction over a ground floor podium. The project's transit-oriented location and amenities package enabled the project to be financed with tax-exempt affordable housing bonds. The project's accelerated construction schedule allowed the 47,000 square foot building to be completed in 13 months.

The project's traditional design element cause many to believe that the project is of 1920's vintage. The sense of quality imparted by the design has helped this building achieve some of the highest rents in the Berkeley market.



Project Facts

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|------------------------|--------------------|-------------------------|--------------------------|
| Units | 44 | Low Income Units | 9 |
| Site Area | 12,900 square feet | Commercial Uses | Copy Shop |
| Density | 150 Units / Acre | Architect | Kirk Peterson Associates |
| Building Area | 47,000 square feet | Contractor | Oliver & Co. |
| Completion Date | August 2004 | Lender | Key Bank / Fannie Mae |
| Value | \$17,000,000 | | |