



THE DARLING FLORISTS BUILDING

2004 UNIVERSITY AVENUE BERKELEY, CA

Project Description

The award winning Darling Florist project successfully placed 35 housing units on a 7,650 square foot infill site surrounded by buildings on three sides. This complex and highly-efficient building—described by the architect as a Swiss watch—required the extensive participation of the principals of Hudson McDonald to ensure the building remained vibrant and livable while meeting all code and budgetary requirements. 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 project partnership between the developers and the land owner allowed him to transfer his flower shop to his son while receiving retirement cash flow from the apartment units. The project was financed through California affordable housing bonds and construction was completed in just 10 months.

The project was a finalist in the 2005 Gold Nugget Awards Best Affordable Housing category and received an AIA Honor Award for exceptional design.



Project Facts

Units	35	Low Income Units	7
Site Area	7,650 square feet	Commercial Uses	Flower Shop
Density	200 Units / Acre	Architect	Assembly Architecture
Building Area	32,300 square feet	Contractor	Oliver & Co.
Completion Date	August 2004	Lender	Key Bank / Fannie Mae
Value	\$10,000,000		