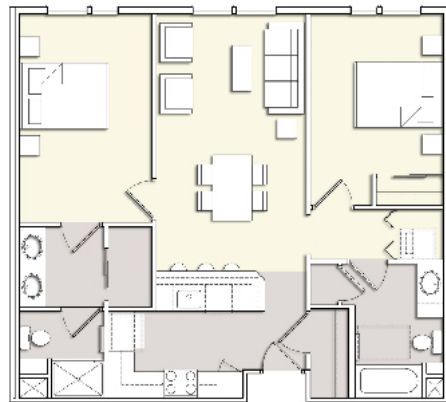




Macdonald Avenue
MARKET RATE HOUSING / MIXED-USE

Macdonald Avenue is a residential mixed-use project in downtown Richmond, responding to the City of Richmond's desire to revitalize the downtown area. The project consists of 2 blocks of development comprised of 3 levels of condominiums atop a concrete podium for a total of 237 units. An additional existing concrete parking garage is to remain onsite to provide parking for new retail frontage along Macdonald Avenue.

The project site is 3.4 acres along Macdonald Avenue between 11th street and 13th street. The design of the project responds to the scale and massing of the downtown environment, while paying respect to Richmond's architectural history. The project is designed to encourage street-level pedestrian activity, creating outdoor gathering spaces and engaging the streets. Livelier street edges make for safer streets, and at the ground level the proposal includes retail along two city blocks of Macdonald Avenue, and a total of fourteen loft units along 11th, 12th and 13th streets. Each unit includes an entry clearly identifiable and visible from the street while planters are placed along the front property line to soften the building edge and to create a transition between the public and private realms. 12th street will be closed to vehicular traffic, except for drop-off and emergency vehicle access, creating a pedestrian mews between the blocks. The new promenade becomes a focal point to the project, encouraging foot traffic and providing landscaped entries to units above the ground floor. At podium level units surround large landscaped courtyards designed to accommodate various uses. Residents amenities include a community room and a fitness center which feature prominently in the courtyards providing opportunities for social interactions. These measures provide a sense of urban living while still creating a private home.



PROJECT DATA

Owner/Client	AF Evans
Project Location	Richmond, CA
Project Type	Mixed Use
Number of Units & Type	237 units: 13 lofts, 6 townhouses, 71-1 bdrm, 147-2 bdrm
On-Site Amenities	Community Room, Fitness Center, Courtyard
Date of Completion	Fall 2008
Site Area/ Density	3.4 acres - 70/units acres
Total Project Area	347,759 s.f.
Parking Ratio	1.5 space / unit
Approx. Construction Cost	\$55 million
Contractor	Segue Construction, Inc.

