

Rose Street Townhouses

Berkeley, California 2005

<i>description</i>	Condominiums
<i>size</i>	3970SF
<i>cost</i>	\$1,300,000

New two-unit condominium on the site of a landmarked grocery store in North Berkeley, CA.

Four decades after it was abandoned and nearly a century after it was built, our firm purchased the property that included what remained of the landmarked Rose Grocery. This was our first foray into the realm of development. When the two units were sold they broke a record for the most expensive sale per square foot ever recorded in Berkeley.

The site plan is laid out with the intention of maximizing the privacy of each dwelling, allowing each unit its own private garden courtyard. The massing and fenestration reinforce the sense of two very private residences rather than a condominium. While each unit is a modest 1500 square feet, ten-foot ceilings with abundant natural light and a strong connection to the outdoors make the dwellings feel much larger.

This was our first development project.

