

Franklin Street Master Plan
Redwood City, California



Franklin Street is a 17-acre mixed-use redevelopment of a multiple-ownership industrial site adjacent to downtown Redwood City. In addition to a keen sensitivity to the existing urban context, MVE's master plan also addressed urban land use issues such as the pedestrian linkage to a mass transit station, respect for existing structures, creation of open spaces, mitigation of parking requirements and the connection to the downtown retail district. The approved program will provide 206 units of upscale apartments, 84 units of for-sale townhomes, 216 units of high-end condominiums, 34,000 sq.ft. of commercial offices, 40,000 sq.ft. of retail stores and 1,200 multi-level parking spaces.

By integrating various regional architectural influences such as "Italianate" and "California Mission," the overall design expression conjures up an image of a city built over time. The masking of parking structures and the creation of stoops and porches also enhances the pedestrian-friendly nature of the streets. This project is an ideal example of the collaborative effort required between different development entities, planning staff, redevelopment agency, architects and engineers, in bringing a cohesive urban vision to fruition.

Client	Irvine Apartment Communities
Size	17 Acres - Mixed Use
Stories	Four
Shell Cost	\$200/sq.ft.
Contractor	Devcon Construction
Completed	November 2002

Awards
2000 Gold Nugget Merit Award