



THRIVE SWEET AUBURN
Atlanta, GA

McSHANE
CONSTRUCTION
C O M P A N Y

COMMONGROUND



MAT DOUGHERTY, PE
President

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Summer Updates Across the Country

It's hard to believe that we are already more than halfway through 2023. It's been another busy year at McShane with lots of activity across the country in our core markets of multi-family and industrial.

This spring, we wrapped up several projects in the Chicago area including Kirwan Apartments, a 24-unit affordable housing residence for adults with physical disabilities in Waukegan, 23rd Place at Southbridge, a 206-unit mixed-income apartment community on Chicago's Near South Side, and Domain CityGate, a 285-unit luxury apartment residence in Naperville.

In Wisconsin, we just finished up Hackney House Apartments, an 18-building, 302-unit garden-style community in Oconomowoc. We are also underway with a 172-unit affordable housing development in Sun Prairie and a 32-unit supportive living community for adults with Autism in Grafton.

We remain very active across the Southeast and currently have projects in Georgia, North Carolina, and Tennessee. In May, we completed the construction of Thrive Sweet Auburn in Atlanta. Pictured above, the unique mixed-use development provides 117 affordable

apartments and support services for low-income individuals and those experiencing homelessness. We also recently completed Authentix Cartersville in Georgia, which marks the 22nd project we have built for longtime client Continental Properties.

In California, we are currently underway with Central Industrial Center, a three-building, 1.1 million-square-foot speculative industrial development. We are also adding a ready-to-heat kitchen at Home Chef's Western Distribution Center in San Bernardino, which we built out in 2019.

We look forward to finishing the second half of the year strong. While the current market conditions are certainly challenging for the construction industry, we are very appreciative of all our clients for trusting us with their projects and our employees, partners, and subcontractors for the hard work they put into turning our clients' visions into reality.

Mat Dougherty - President

MIDWEST REGION

McShane to Build Phase IID of Westhaven Park on Chicago's Near West Side

McShane and their joint venture partner, Ashlaur Construction, were selected to build Westhaven Park Phase IID for repeat clients Brinshore Development and The Michaels Organization. Located on Chicago's Near West Side, the building will include 96 mixed-income units and a ground-floor retail space.

The 12-story development incorporates both affordable and market-rate apartments offered in one- and two-bedroom layouts. Units will feature quartz kitchen countertops, stainless steel appliances, and in-unit washers and dryers.

Amenities include a fitness center, community room, and rooftop terrace. With the site positioned adjacent to the new CTA Green Line station at Lake Street and Damen Avenue, Westhaven Park IID will offer easy access to public transportation.

Completion is expected for September 2024.

> For more information in the Midwest, contact [Mat Dougherty](#)



SOUTHEAST REGION

Home Chef's Southeastern Distribution Center Completed Near Atlanta

McShane completed the interior buildout of Home Chef's new Southeastern Distribution Center, located in Douglasville, Georgia. The facility is used to process, store, and distribute Home Chef's pre-portioned meal kits.

The first phase of the 181,477-square-foot facility incorporates 19,722 square feet of freezer space, 18,520 square feet of cooler space, office space, cold docks with 20 dock positions and two drive-in doors, cold production space, and a shipping area. In the second phase of construction, McShane added a 10,000-square-foot ready-to-heat commercial kitchen within the cooler space.

Working with repeat client Home Chef on the design-build project, McShane was engaged prior to the start of design and collaborated with the client and architect throughout the design and pre-construction phases. This method allows for a shorter overall project schedule, provides an early project cost guarantee, and reduces the burden on the client's resources.

> For more information in the Southeast, contact [Scott Hoppa](#)

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FEATURED EMPLOYEE

Jane Haag — Project Executive

With 12 years of industry experience, Jane oversees multiple project teams across the Chicago area. Since joining McShane in 2012, she has managed the construction of nine projects in the affordable housing, supportive living, student housing, and market rate multi-family sectors.

Jane is passionate about increasing the representation of women in the construction industry and founded McShane's first women's leadership group to provide women at all stages of their careers with access to learning opportunities, professional development, and resources. Additionally, she serves as a mentor for young women at the company as they navigate the challenges of the industry and work to grow their careers.

Jane's accomplishments were recently recognized when she was named *Illinois Real Estate Journal's* 2023 Project Manager of the Year.



SOUTHWEST REGION

Construction Continues at NOVEL Val Vista in Gilbert, Arizona

Construction continues at NOVEL Val Vista, a new multi-family community located in Gilbert, Arizona, for client Crescent Communities.

The community integrates three four-story garden-style buildings with an exterior of stucco and multiple brick types, as well as three two-story carriage house buildings that incorporate fiber cement board and corrugated metal panel siding.

The development's 317 units each offer high-end finishes including matte black plumbing fixtures, black quartz countertops, and level 4 drywall finish.

The property's 11,500 square feet of amenity space includes a dog park, outdoor swimming pool, cold plunge spa, outdoor kitchen featuring a pizza oven, outdoor fireplaces, and fire pits.

> For more information in the Southwest, contact [Jim Kurtzman](#)



NASHVILLE REGION

NOVEL Harpeth Heights Completed in Nashville's Bellevue Neighborhood

Construction is completed at NOVEL Harpeth Heights, a multi-family development in Nashville, Tennessee, for repeat client Crescent Communities. Located in the vibrant Bellevue neighborhood, NOVEL Harpeth Heights sets a new standard for luxury in the area.

With 322 units, the development is comprised of studios and one- to three-bedroom apartments ranging from 549 square feet to 1,529 square feet. Units include Samsung appliances, granite countertops, and large kitchen islands.

NOVEL Harpeth Heights' nearly 28,000 square feet of amenity space features a central clubhouse with a game room, library, business center, demonstration kitchen, dining lounge, and screened-in patio. Outdoor amenities include plunge and lap pools, a kitchen with a pizza oven, fire pits, a community garden, and a dog park. A stand-alone fitness building offers a massage and cool down room.

> For more information in Nashville, contact [Jason Breden](#)

QUICK HITS



Auburn Axe Throwing Team Outing

Our Auburn office practiced their axe throwing skills at a team outing to Axe Marks the Spot. We had a great time bonding as a team, and everyone managed to leave with all their fingers and toes. We even got a few bullseyes!



Rooftop Bags Tournament in Madison

Our Madison office got together to celebrate a beautiful summer evening with a rooftop happy hour. The team enjoyed barbeque and laughs while competing in a bags tournament and voting on the best Wisconsin-themed board!



Summer Site Tour at Woodlands at Canterfield

Members of our Chicago office had the opportunity to tour The Woodlands at Canterfield, an assisted living and memory care facility located in West Dundee, Illinois. We were excited to welcome our summer interns along, who are joining us from Purdue University, Providence College, and Iowa State University!





CENTRAL INDUSTRIAL CENTER
Stockton, CA

This three-building speculative development will offer nearly 1.1 million square feet of Class A industrial space in Stockton.



FOGLIA RESIDENCES
Chicago, IL

Located in Chicago, the first Low-Income Housing Tax Credit multi-family residence in the nation for the blind community incorporates 76 affordable units.



HANOVER LANDING
Elgin, IL

This three-story, 40-unit affordable housing community in Elgin, Illinois, will serve vulnerable populations and individuals with disabilities.



HAPEVILLE APARTMENTS
Hapeville, GA

The mixed-use community in Fairburn, Georgia incorporates 288 apartment units with 4,000 square feet of ground-floor retail space.



LIVANO DEER VALLEY
Phoenix, AZ

Construction is nearing completion at this 242-unit multi-family community that offers 4,500 square feet of amenity space including a pool and tennis courts



NOLLIE
Tempe, AZ

Construction continues at this 219-unit luxury multi-family development that will offer 6,000 square feet of amenity space located in Tempe, Arizona.



OPTIMA MALLARD CREEK
Charlotte, NC

Construction continues at the 347-unit Charlotte, North Carolina, apartment community, incorporating five apartment and ten townhome-style buildings.



SOUTHEAST GATEWAY
Savannah, GA

Tenant improvement work continues at this speculative industrial development that features two tilt-wall buildings totaling 1.2 million square feet.



WOODSIDE PRAIRIE
Grafton, WI

This supportive living community for adults with Autism in Grafton, Wisconsin, includes 32 units and a 3,700-square-foot activity building.

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