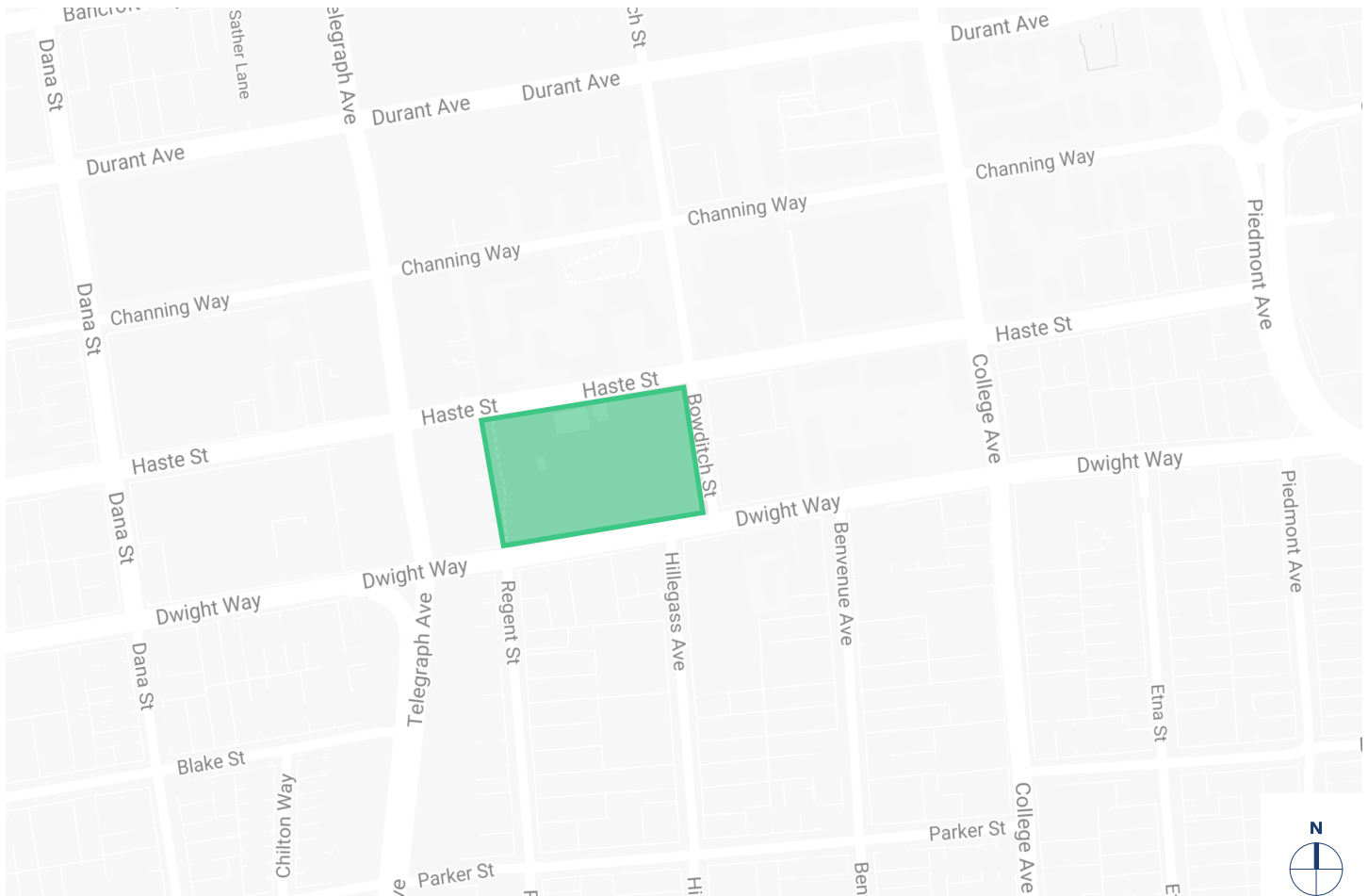


Urban Design Brief & Design Guidelines

PEOPLE'S PARK DEVELOPMENT



People's Park – Site Location

OVERVIEW

People's Park, a 2.8 acre site a few blocks south of UC Berkeley's central campus and just east of Telegraph Avenue, is known for its role in Berkeley's history of social activism. Founded in the spring of 1969 following protests and a forceful police response, the park became a symbol of community autonomy, and self-determination, and as a touchstone of 1960s activism.

Unfortunately, today, the vision of the park no longer matches its reality. Over the past twenty years and, especially, in the past five years, violence, drug use, drug sales, and disturbing public behavior have come to characterize the park, to the detriment of its neighbors, visitors, nearby businesses and students living in existing campus residences adjacent to the site. People's Park has increasingly become a refuge for many unhoused people and their belongings during the day. At night, after the park curfew, people sleep on adjacent sidewalks and on neighboring properties. The University of California owns the site; and its plans to develop the site for student housing generated the initial protests. Since capitulating on the use of the land—as People's Park—in 1969, whenever the University attempted to alter the park, protests ensued.

Two interrelated community crises—homelessness and the shortage of student housing—now demand action. The University is proposing an innovative plan at People's Park to address both issues. The proposal is faithful to ideas that sparked the park's original founding: to transform people's lives and to meet the needs of community members, bringing them together.

This Urban Design Brief outlines the University's proposal and describes planning, urban design, and physical and environmental guidelines for buildings and open space on the site. Included are organizing design principles and intentions, planning goals, building massing guidelines and the location of program elements. The brief illustrates some of the many ways that buildings and open space could be developed on the site, consistent with the goals identified. Specific design decisions will come later.




PROGRAM PROPOSAL

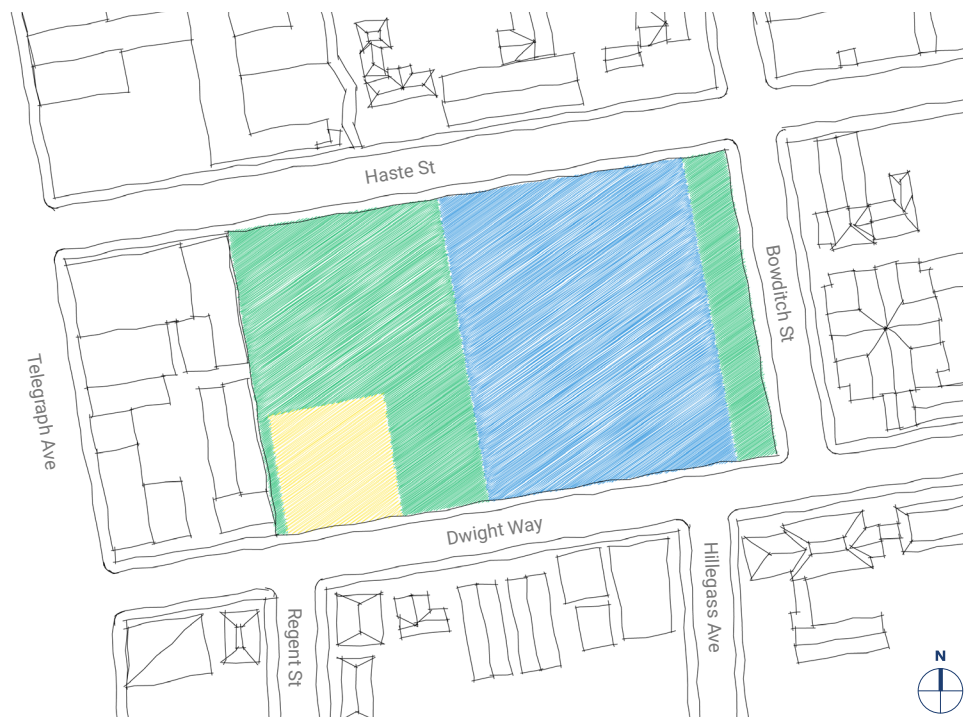
The University's proposal for People's Park renewal and re-development has four components: student housing, supportive housing, open space, and a memorialization/celebration of the site's history and legacy. Open space will be publicly accessible and commemorative of the park's storied history. The eastern part of the site will be developed as **student housing** as a component of the larger UCB Student Housing Initiative. The University intends to provide between 700 and 1000 beds on this site depending on the type and configuration of units. **Supportive housing** programs provide supervised long-term apartment living for formerly homeless individuals along with on-site social services and professional facility management. 75 to 125 apartments are considered the ideal size for supportive housing. Site development will include approximately an acre of **open space** for community use as well as features commemorating the park's history and memorializing the events that created People's Park.

The student housing and supportive housing will both be delivered by separate third parties. The University of California Office of the President has identified a "bench" of developers pre-qualified for campus selection by RFQ/P process to build student housing. The University will also select the non-profit developer and operator for the supportive housing by an RFQ/P process. That non-profit developer will own and manage the supportive housing on land leased to it by the University. The on-site support services will be coordinated with campus academic programs in the School of Social Welfare and the School of Public Health. Responsibility for design, construction and management of the open space has not been set. Developer collaboration will be critical for successful integrated design for the site.

Guidelines and parameters that follow support comprehensive, integrated development of the entire site.

3 Components of the Program Proposal

-  Student Housing and Courtyards
-  Supportive Housing and Courtyards
-  Open Space and Commemorative Park

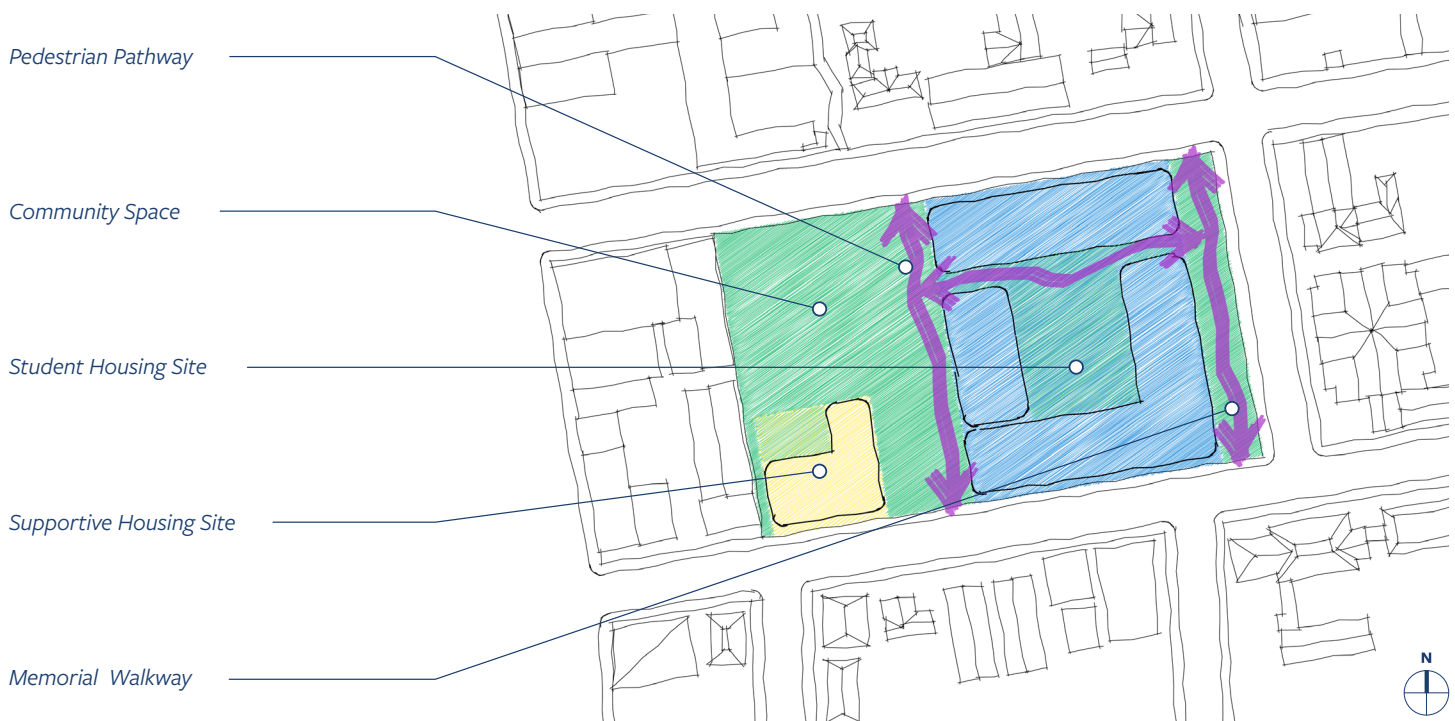


ORGANIZING DESIGN PRINCIPLES

Buildings and open space, regardless of the selected developers and architects, will form an integrated whole responding to context and overall planning goals.

OVERALL CONCEPT PLAN

The site will be developed with linked open/green spaces and pedestrian passageways creating a coherent whole. The site will include publicly accessible space for active and passive activities. Buildings for both student and supportive housing will have private courtyards and patios connected to the network of larger, public open spaces and pathways. Passageways through the buildings at ground level may be gated but will still provide visual connections through the site. A wide commemorative sidewalk along Bowditch Street at the east edge of the site will respect the important historic structures across the street (First Church of Christ Scientist, the Vedanta Society and the Baptist Seminary). A path through the open space will connect Haste Street at the Maximino Commons walkway with Dwight Way at Regent Street.



OVERALL PLANNING GOALS FOR BUILDINGS

Resilience

Building structure and program will reflect University's long view. Systems and materials are designed and selected to last; and program elements are designed to support flexibility and change. As with all UCB projects, given the probability of an earthquake on the Hayward Fault and the site's near-fault adjacency, seismic resilience must be a critical component of required life cycle cost analysis.

Wellness

Buildings will reflect commitment to health of users and community—use of appropriate materials, daylight, air quality, movement and more.

Sustainability

Leadership in sustainable design will push beyond code compliance and Regent's policy in developing innovative approaches and lifecycle consideration to sustainable design of buildings, landscapes, sites, and neighborhoods. This includes, but is not limited to opportunities for zero-net-carbon building; renewable energy, storage and micro-grid sourcing; energy efficiency; water demand reduction; zero waste; edible gardens; transportation; and renewable material sourcing and reuse.

OVERALL URBAN DESIGN GOALS

Connectivity

Site organization and building design will create cross block visual and pedestrian connections between Dwight Way and Haste Street and between Bowditch Street and the public open space.

Activation

Design of buildings and open space will emphasize what urban planners refer to as “eyes on the street” to ensure safe and enjoyable use of community open space. At the ground level, building entrances and active program spaces will open onto patios, courtyards and other public spaces. Student and community serving activities and functions at ground level throughout the site will enrich street, courtyard and open space life throughout the site.



LOCATIONAL GUIDELINES

Student Housing

Approximately two-thirds of the site will be developed for student housing. This housing will be located on the east of the site, set back from Bowditch Street. A main entrance to the student housing will be at or near the corner of Bowditch and Haste.

Programmed public spaces within the buildings will be adjacent to the streets and courtyards.

Supportive Housing

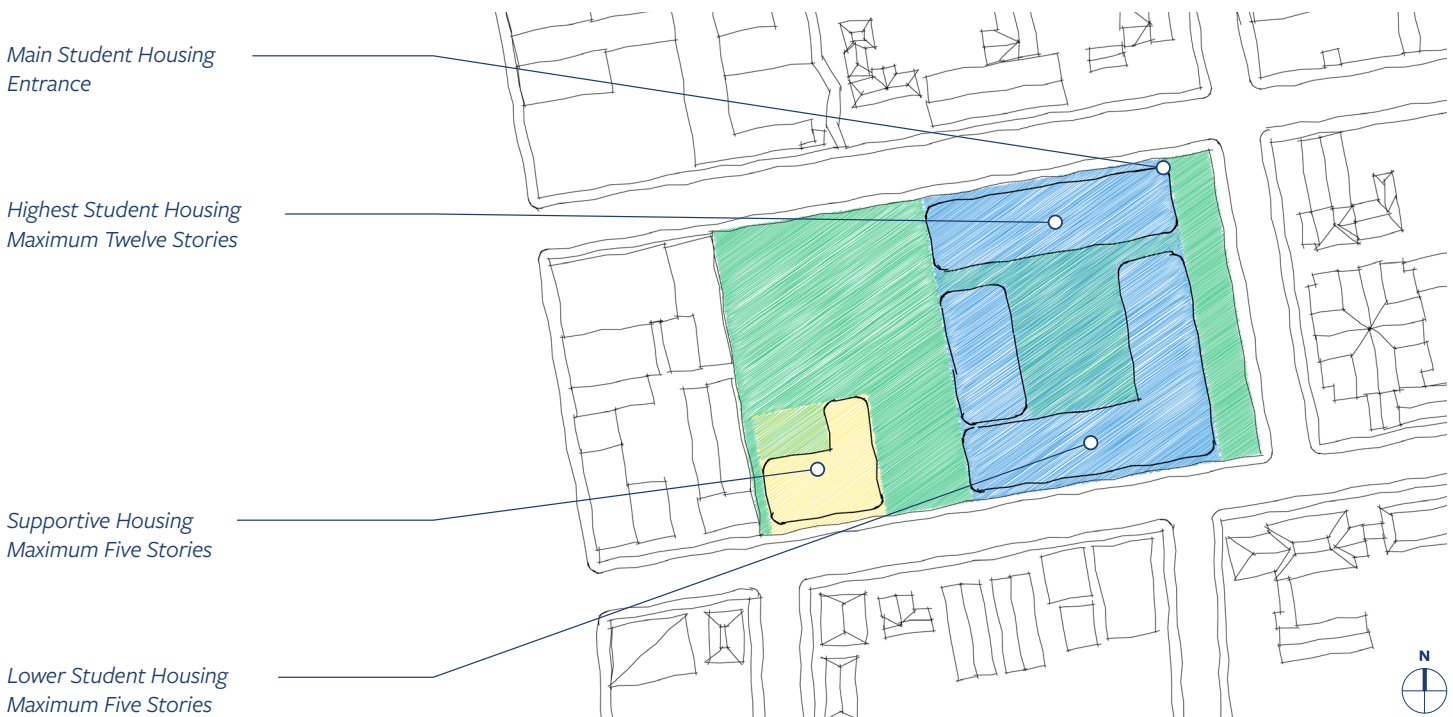
Supportive housing will be developed at the southwest corner of the site with entrance on Dwight Way.

Open Space

Design of public spaces will provide for both active and passive activities. Open space should span width of park from Dwight Way to Haste Street and should be configured for maximum visibility and sunlight. A wide sidewalk, designed as a commemorative walkway, will act as a setback at the east (Bowditch) edge of the site.

MASSING AND BUILDING HEIGHT GUIDELINES

- Building on the site will be within three components.
- The supportive housing (southwest site) is a maximum of five stories.
- Student housing (along Bowditch and Dwight) is a maximum five stories—configured around courtyards. This may be a combination of ground-level apartments or townhomes with elevator accessed apartments above.
- Student housing (along Bowditch and Haste) is a maximum of twelve stories and may be a double-loaded corridor configuration with a single, prominent lobby.

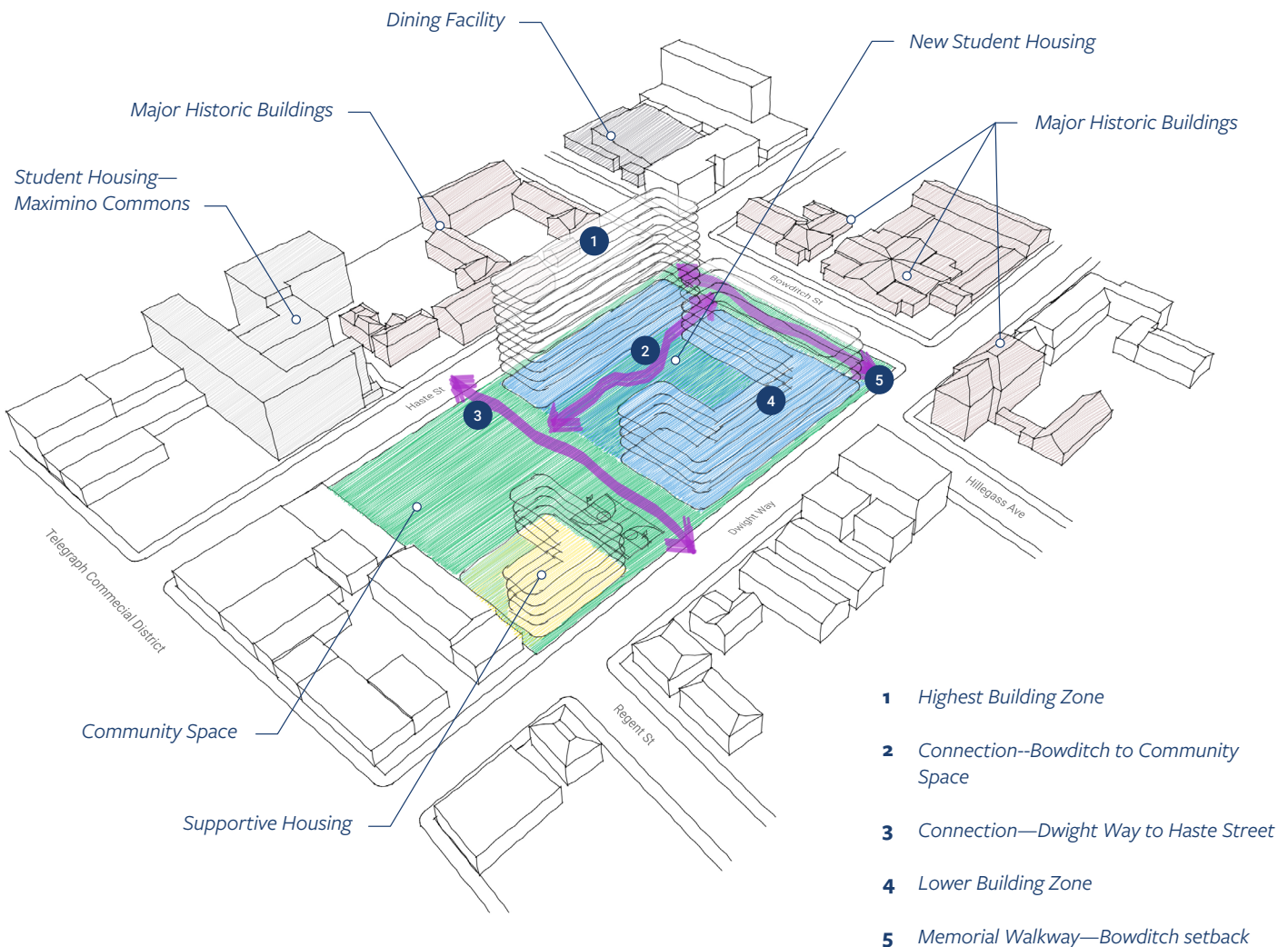


MASSING GUIDELINES

The selected developers and architect teams for student and supportive housing will determine specific design and configuration for each of the program elements consistent with guidelines set in this document. Varied building forms and diverse, associated, open spaces are important objectives for student housing. Supportive housing will have its own defined exterior space. Its specific location relative to the building will be determined by overall project design.

Key considerations for location of elements on the site:

- Proposed student housing is close to Crossroads Dining Facility, to Units 1 and 2 residence halls and to Underhill Field and parking.
- Tallest buildings are sited to minimize shadow on site open space.
- Community open space is located to maximize access to sunlight
- Community open space is located to maximize views onto the space from surrounding buildings (Maximino Commons, new student housing, new supportive housing).
- As future development occurs along Telegraph Avenue, with housing above commercial space, the community space will be at the center of a revitalized residential community.

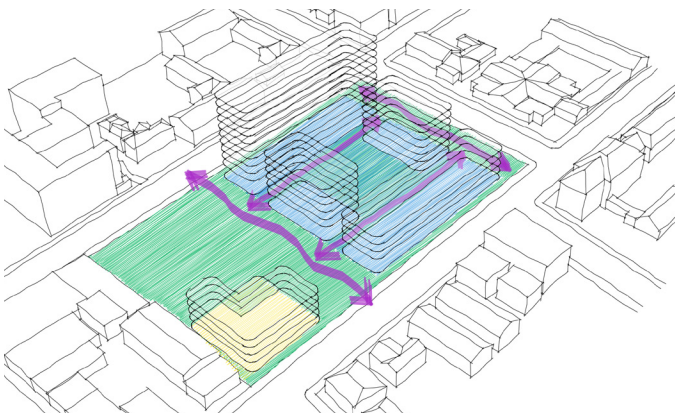


POSSIBLE STUDENT HOUSING CONFIGURATIONS

Individual buildings (or floors of buildings) could be designed for a specific student population with apartments and/or rooms meeting their needs and preferences. For example, one building might have multi-bedroom apartments to be shared by upper division undergraduates, while another might have studio apartments for single graduate students. Both configuration of buildings and mix of students will be determined through further study and analysis.

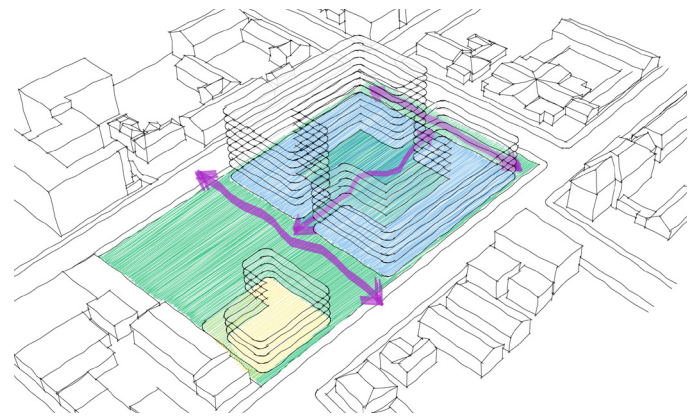
Note that the supportive housing, too, may be configured in multiple ways (more than are shown here) in this general area of the site. Building and open space orientation should provide opportunities to create a sunlit exterior space for supportive housing residents.

The buildings in all illustrations are set back on Bowditch Street to provide “breathing room” for First Church of Christ Scientist, the Vedanta Society and the Baptist Seminary of the West.



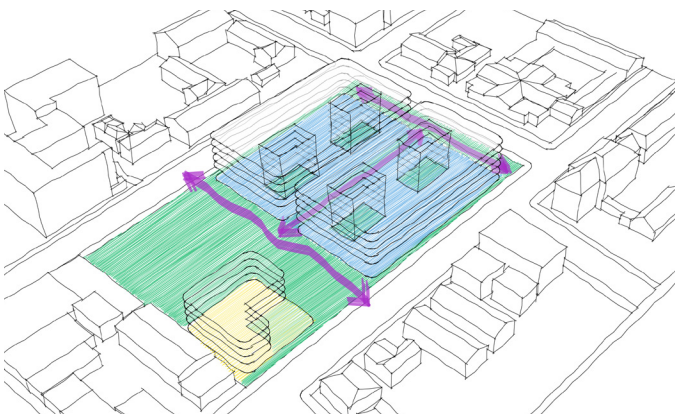
Buildings Step Down Toward the Neighborhood

Building massing steps down to reflect smaller apartment buildings facing the site on Dwight Way and to signal the change from large institutional building to the smaller scale of the Southside neighborhood.



Buildings Around a Courtyard

Single large courtyard provides shared identity for all student residents and maximizes available open space by increasing height at one edge.

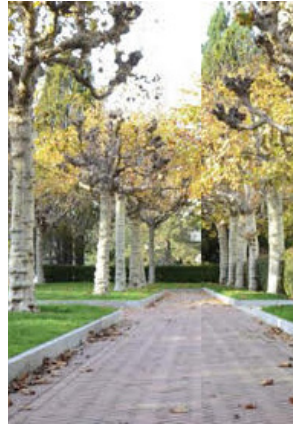


Buildings Create Courtyards

Buildings create internal courtyards linking student housing communities in each building. Scale and configuration of buildings will be critical to providing adequate light and air to courtyards.

DESIGN INTENTIONS

The developers for both the student housing and the supportive housing will form their own teams of architects and landscape architects. Each will work with the general guidelines and principles outlined in this document. The University will not proscribe the designs, but does herein describe its ambitions for the overall quality and character of various components of the development.



Memorial Walk Along Bowditch

The student housing facing Bowditch Street will be set back from the street approximately forty feet providing an ample viewing perspective of the historic Christian Science Church across the street. This widening of the setback also provides sufficient space for a memorial walkway that is one means of honoring the history of the site. This will be a public sidewalk, but it will also entail a creative interpretation of the establishment of the park. Designs may entail rows of trees, sculptural elements, and interpretive signage.

Linked and Varied Open Spaces

The entire site, while composed of four main elements (student housing, supportive housing, community open space, and a physical memorial of the park's past), will be a coherent and connected set of buildings and landscapes. The nature of the student-oriented open space will depend on the eventual massing of the buildings and the size of its courtyards. The newly revitalized dormitories (Units 1 and 2) provide an excellent example of a richly landscaped courtyard with varied types of activity areas.

DESIGN INTENTIONS (CONTINUED)

Among the design guidelines is a requirement for a pedestrian link between Haste Street and Dwight Way. This should not be merely a walkway, but rather an active space that may include seating and active recreation.

Building Entrances and Street-level Spaces

Among the design principles for the site is that this be a vibrant and active community. It is therefore imperative that there be views into buildings and courtyards, and view from the buildings to the sidewalks and the various outdoors spaces.

The student housing will include apartments, and those at the ground level may be entered directly from the street as in a traditional front stoop or porch. Apartment accessed by elevators necessitate a secured lobby, but these too should be prominent and inviting.

Both the student housing and the supportive housing will have spaces shared by those within the buildings. These more public areas should be at ground level with views to courtyards and streets making the entire site feel connected and active.

