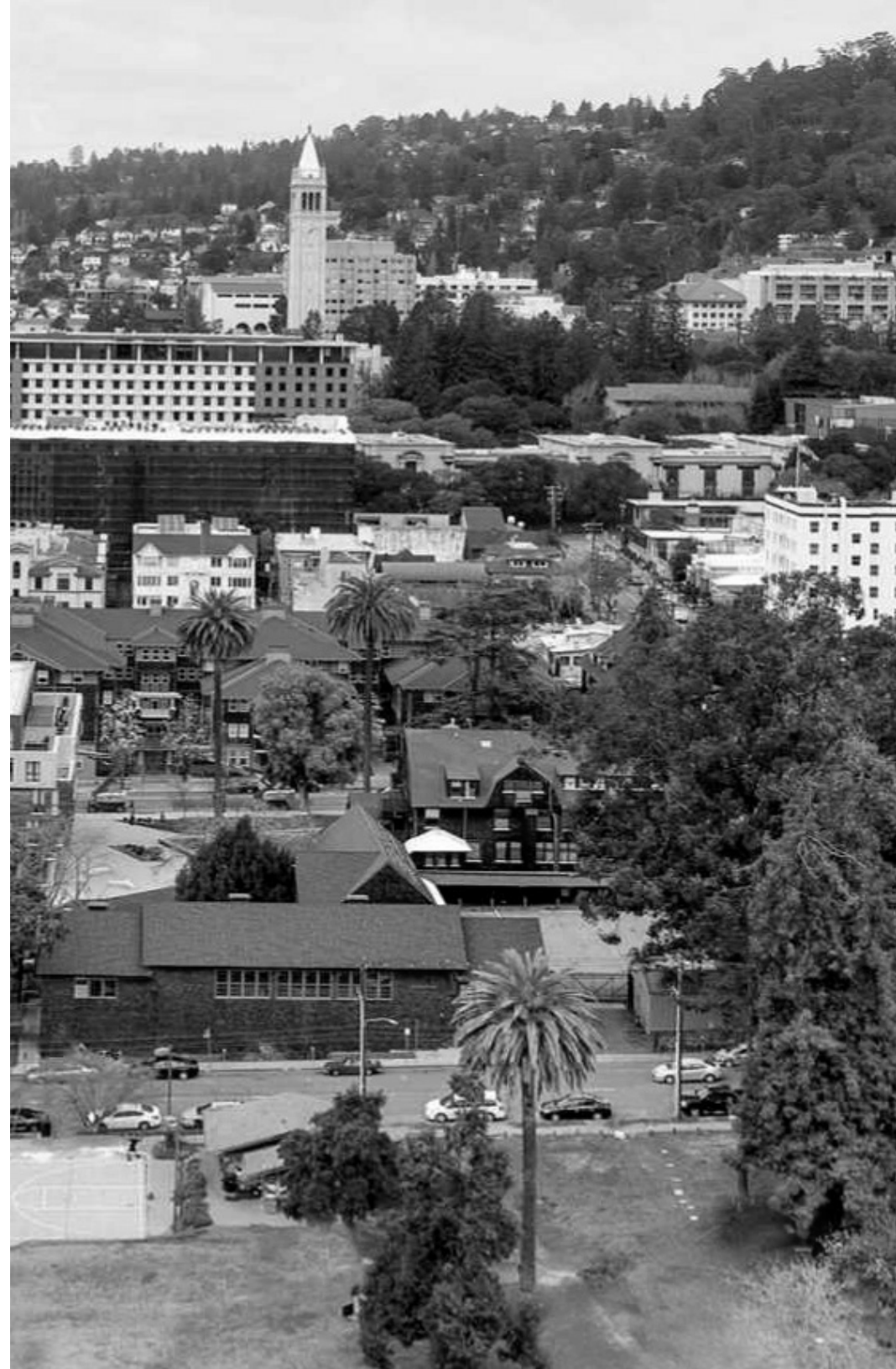


HANBURY



Berkeley
UNIVERSITY OF CALIFORNIA

Project: Anna Head Residential Housing Study
Location: Berkeley, California USA
Document: Completed Study Publication
Issue Date: March 12, 2024



A Collaborative Effort

The University of California Berkeley’s Anna Head Residential Housing Study is the result of a collaborative effort led by the University’s Working Group and Hanbury, the Planning and Programming Team.

This report incorporates ideas generated through analysis of new residential community opportunities, existing residential communities, industry benchmarks, best practices and conversations with the University committees and project governance system.

The document also reflects the planning team’s physical analysis and evaluation of the existing residences and new site opportunities within the context of the campus master plan and the existing campus environment.

The planning and programming team is grateful to all who have devoted their vision, time, ideas, and energy to the process of developing this report.

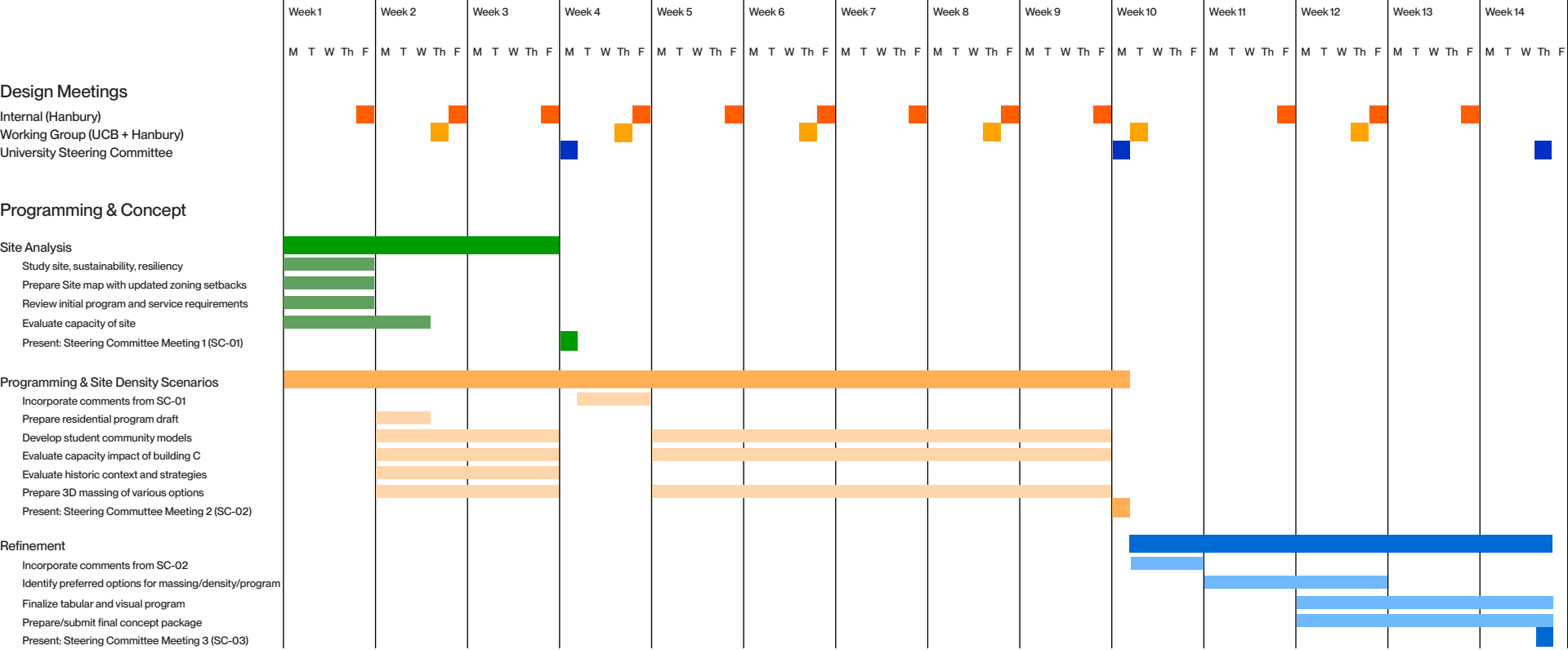
UC Berkeley Working Group
Wendy Hillis, AIA, Assistant Vice Chancellor, Campus Architect
Peter Gorman, Director of Housing Development
Shraddha Navalli Patil, Senior Planner
Adrian Napolitano, Housing Development Project Manager

Hanbury Planning & Programming Team
Jane Cady Rathbone, FAIA, LEED AP BD+C
Jennifer Bailey, AIA
Cameron Fullmer
Sam Englehart, AIA
KJ Ammon

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Contents

Report Timeline





Vision Statement

The Anna Head Residential Housing Study is a study conducted for the University of California Berkeley.

The Anna Head site, south of the university’s formal grounds, sits at the convergence of the City of Berkeley and the urban reach of the university. The site is within the university’s designated land use of city environs, and is part of the city’s southside neighborhood. The fabric of this neighborhood is a mix of residential and commercial uses built in different periods and styles. As a result, the area is dynamic and does not subscribe to a rigid urban treatment. The organic nature of the development of the University and the adjacent neighborhood has evolved as a successful place to live, work, and study.

The goal of this study is to assist the university in evaluating options for successful development of this site as a campus housing site. To reach this goal, the scope includes a high-level evaluation of residential yield and programming on the Anna Head site, which includes Martinez Commons, an existing student residence built in 2012 and the historic buildings of the former Anna Head School for Girls. The evaluation carefully considers the University’s residential and associated amenity space needs balanced with the legacy of urban context and sensitivity to the historic fabric while promoting a successful character for the long-term welfare of the neighborhood.

Site & Context Overview







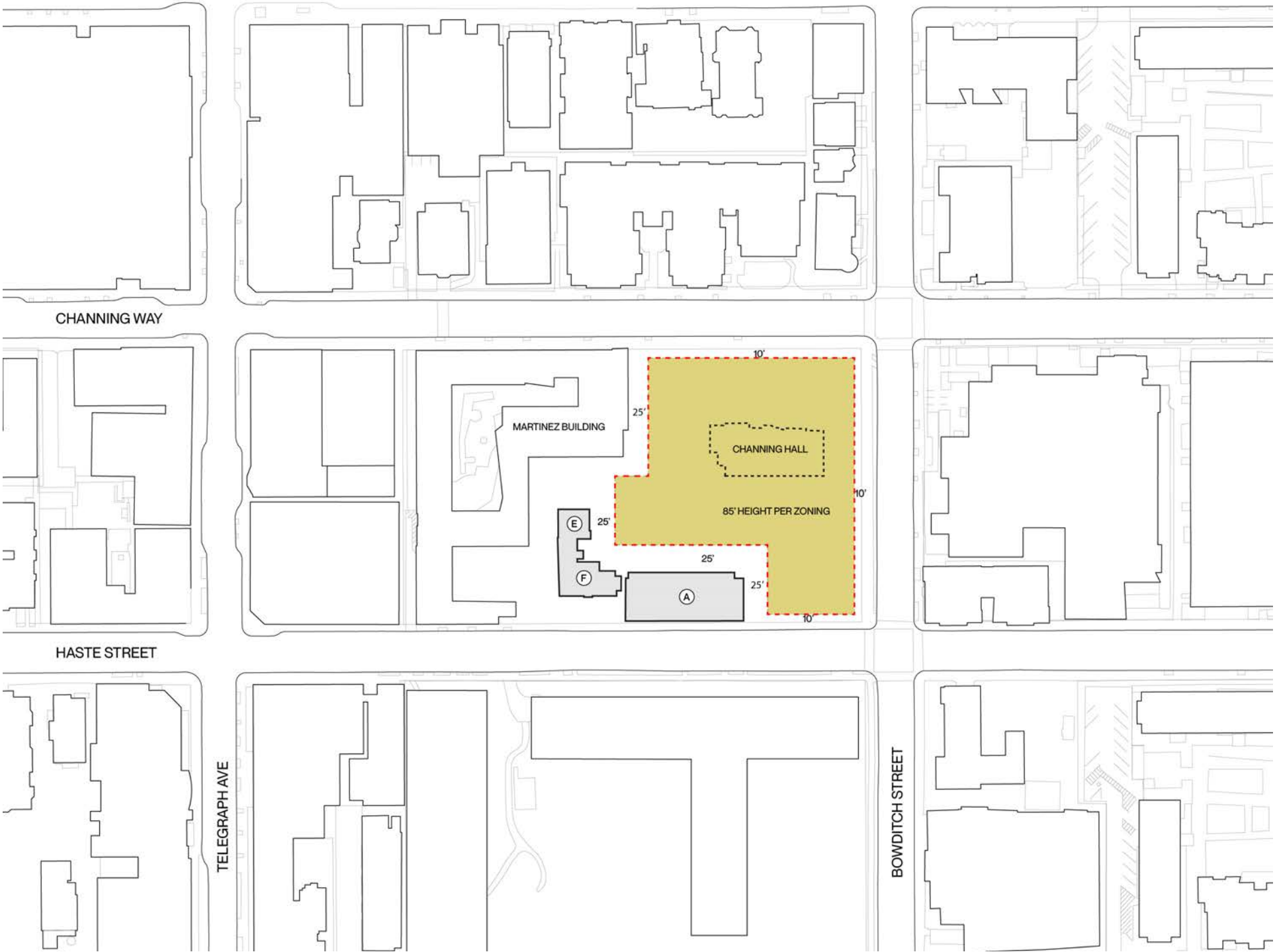
Site looking West along Channing



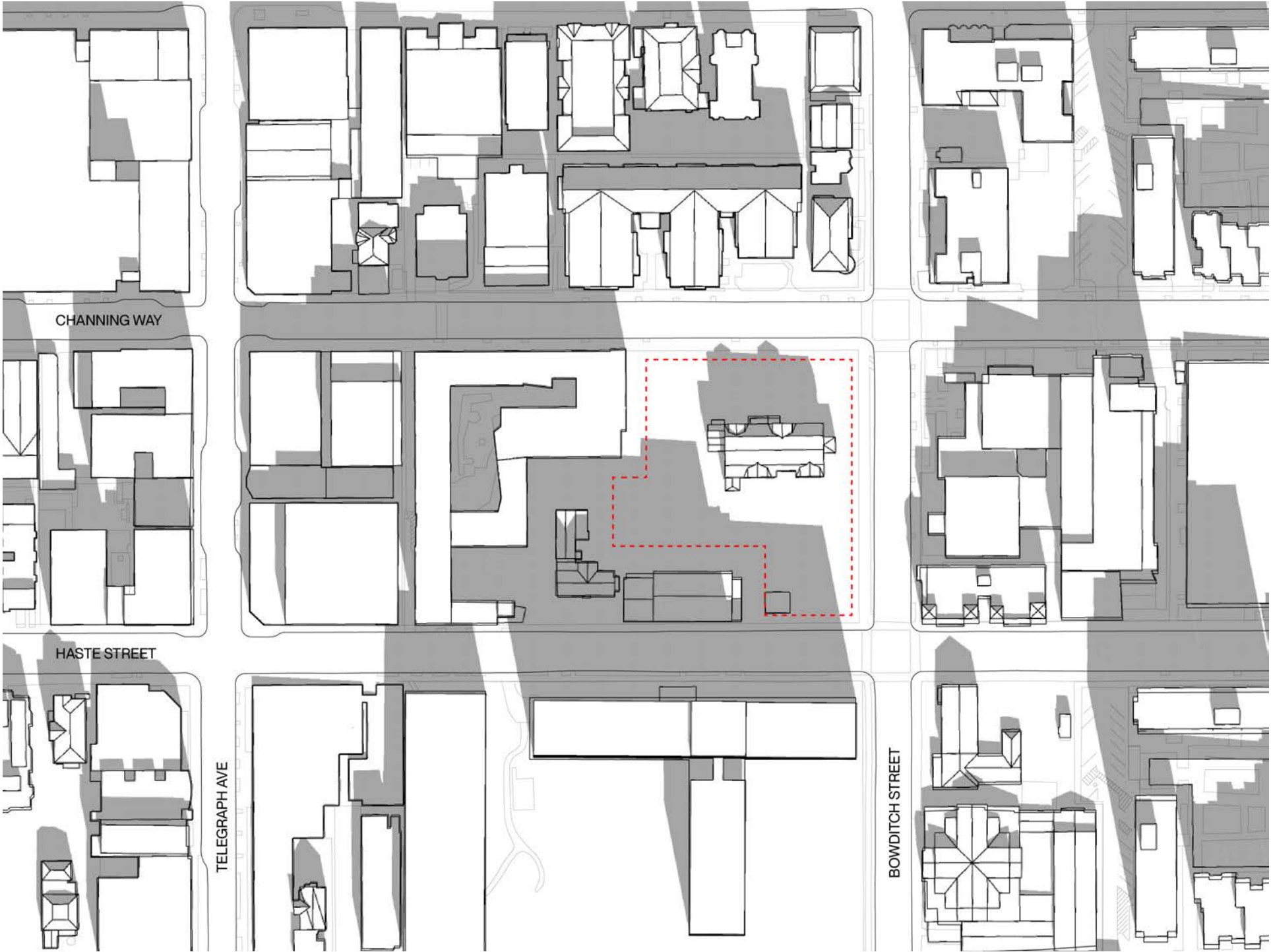
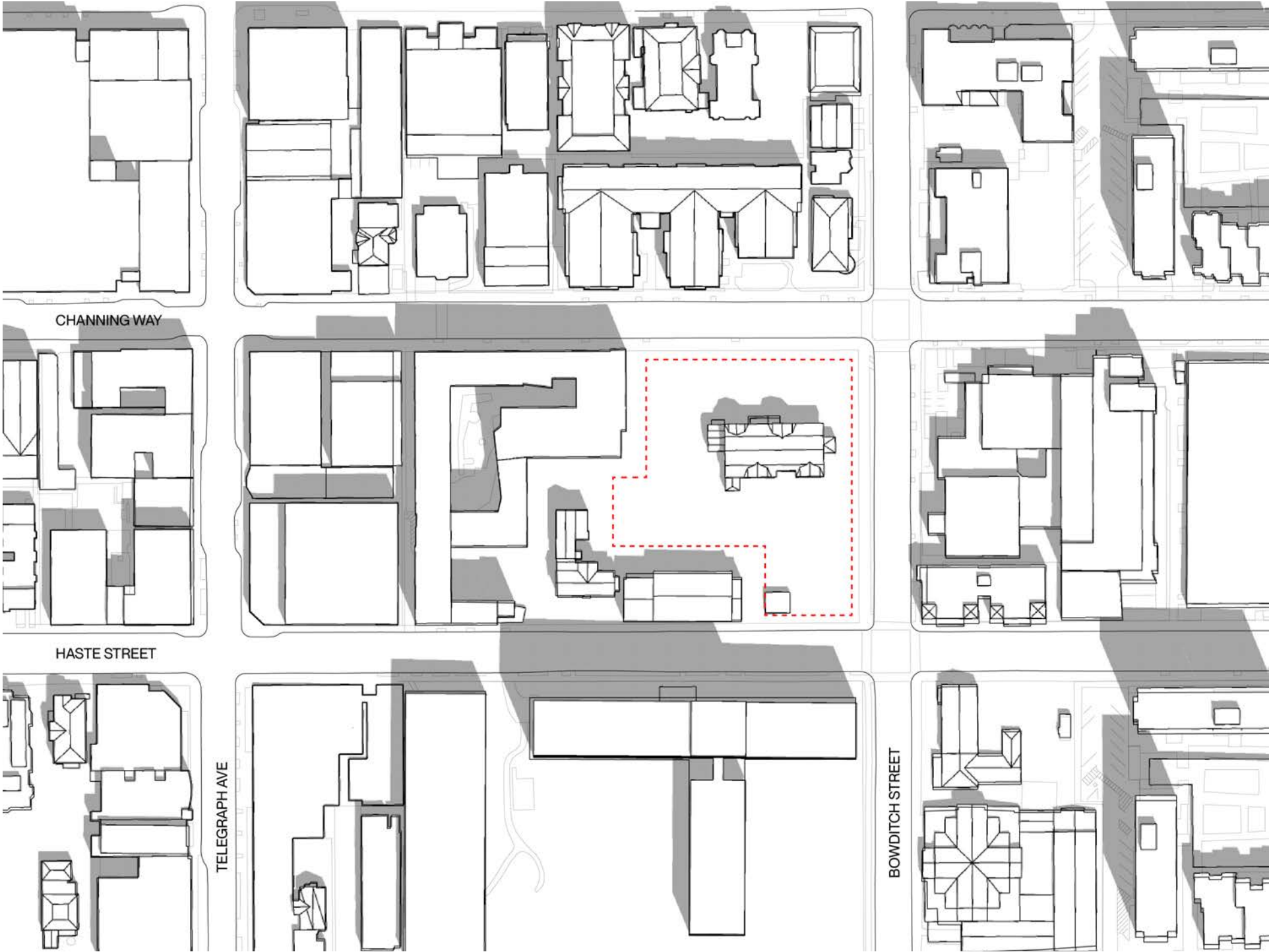
Channing Way

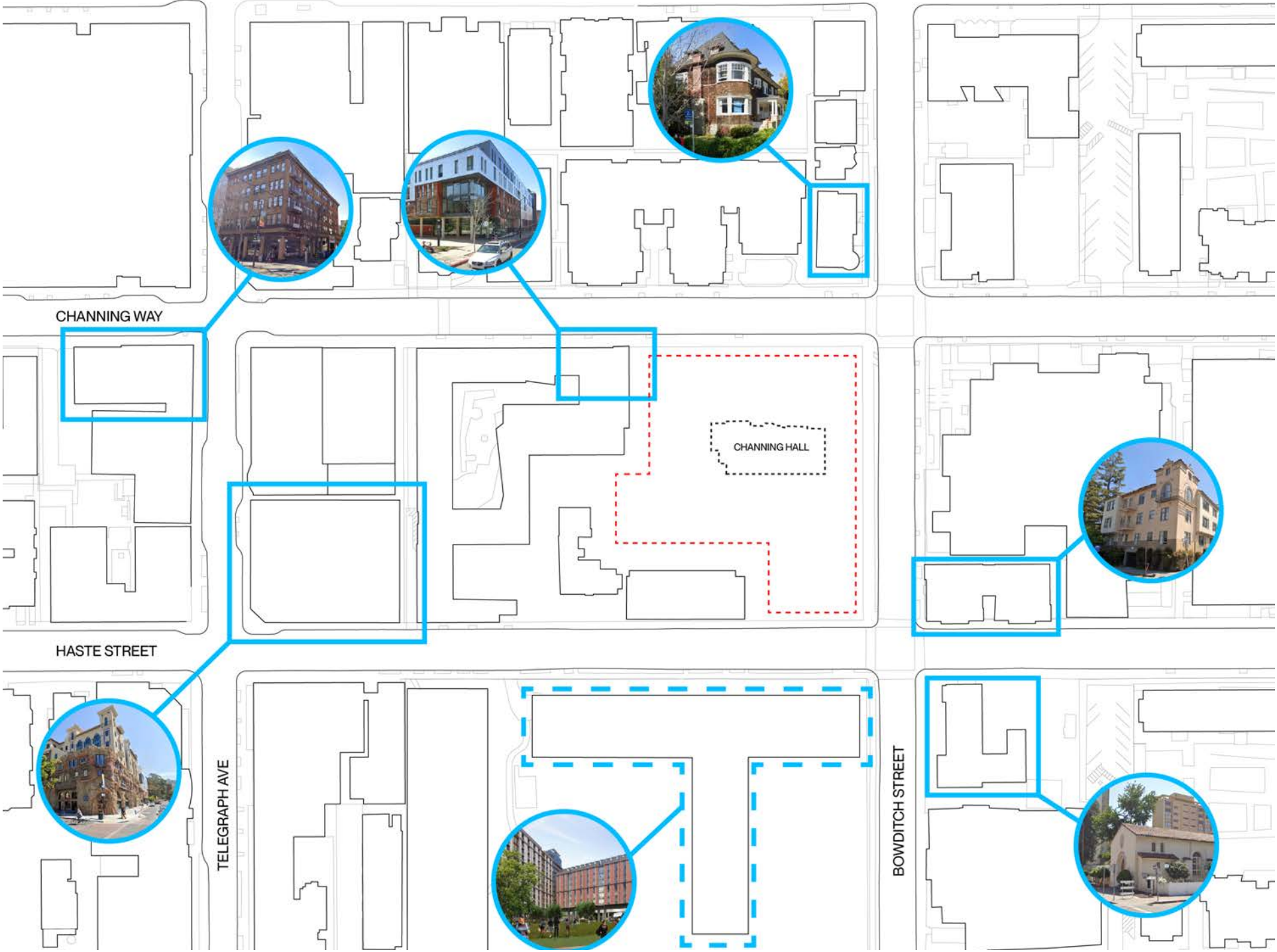


Bowditch Street & Haste Street









Vedanta Society, 1939, Spanish Mission



Shorb House, American Craftsman



First Church of Christ - Scientist, 1910, American Craftsman / Byzantine



Spens-Black Hall, 1964



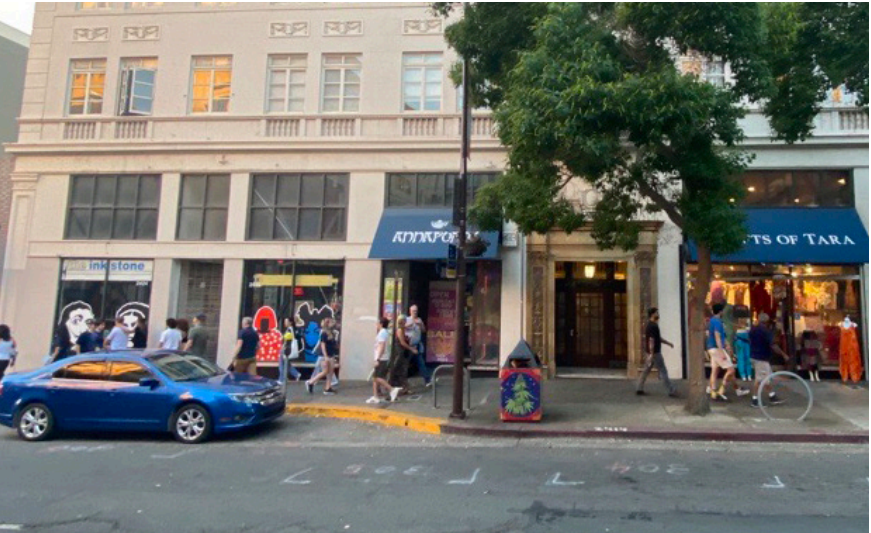
Cunningham Hall, 1960



Graduate Bereley (formerly Hotel Durant), 1928



Recessed Building Edges



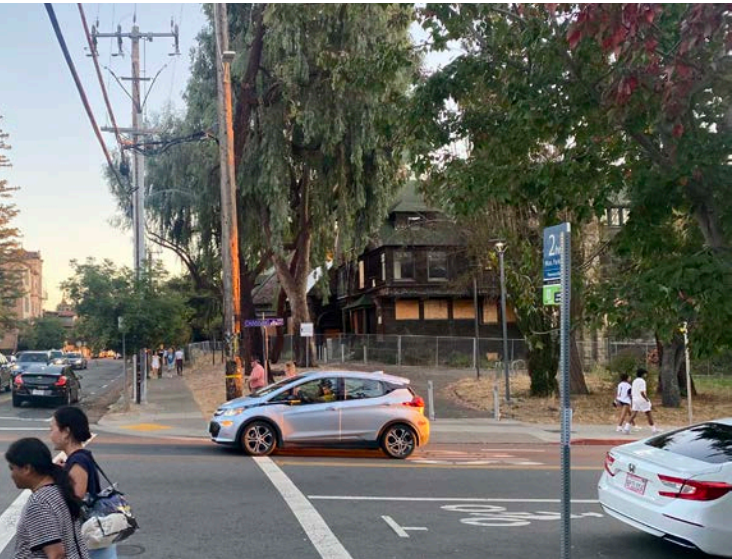
Activated Ground Floor



Interstitial Spaces



Existing Channing Hall, West Facade



Site View looking West from Haste & Bowditch Streets

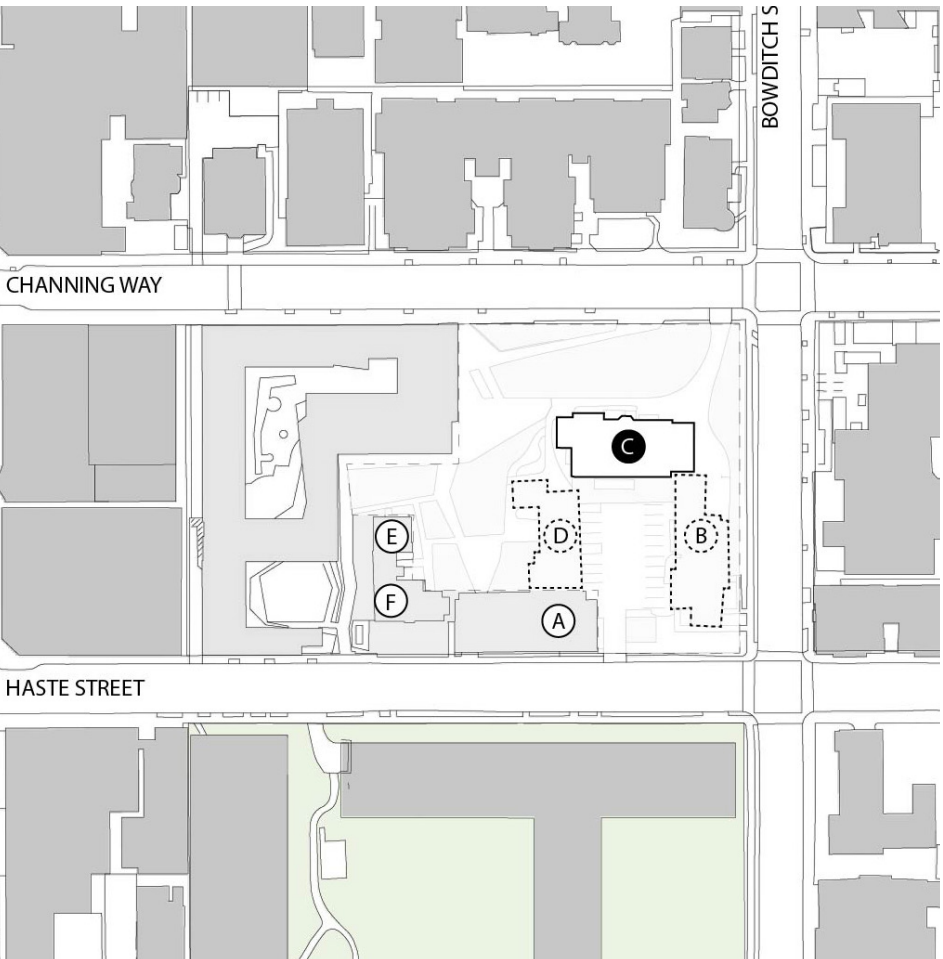


Site View looking West along Channing Way

On Site & Context

The existing site of the former Anna Head School for Girls, a complex of six brown shingle buildings built between 1882 and 1927. It is listed on the National Register of Historic Places, and is a City of Berkeley Landmark. The university acquired the complex in 1963 and has renovated three of the historic buildings (Building A, E and F). They will remain on site in any redevelopment option. Building B was largely damaged during a fire in 2022. Ongoing vandalism as well as previous fires have damaged Building D. Buildings B and D would be demolished in any redevelopment scenario.

Channing Hall (Building C), which features prominently on the site as the first shingle style building in Berkeley, is in disrepair and requires significant renovation to create a habitable space and a baseline level of code, accessibility and energy requirements. The housing study considers the significant housing needs of the university as well as potential neighborhood impacts, including options for the future of Channing Hall, the adjacent context with respect to building heights, need for amenity spaces, and the preferred type of student housing at this important neighborhood intersection.



Student life and experience at UC Berkeley...

Student Life



What makes a successful student life residence?



An activated student experience



Varying scales of shared spaces



Indoor / Outdoor fluidity

What are some contemporary considerations?



Physical, mental, and social wellness



Community programming and amenities



Equity of experiences (quality of light and views)

Design Options & Iteration Process

Evaluation & Refinement Criteria

The following key criteria were carefully considered in the evaluation of each massing option:

1. *Historic Significance of the site and surrounding neighborhood*

The site is a classic example of the Bay Region Tradition, regional expression of the Arts and Crafts movement. The neighborhood of the site includes the First Church by Bernard Maybeck, the Seminary, and other institutional, religious buildings built during different periods.

- Critical viewsheds
- Relationship between Channing Hall, the existing Anna Head complex and the adjacent neighborhood
- Scale and height of the buildings in close proximity to the historic buildings
- Open green space

2. *Critical Housing Capacity and Amenity Needs*

The shortage of available and affordable housing for Berkeley’s students is a matter of urgent concern for the University. This study evaluates a range of bed capacity options and the accompanying amenities in order to meet those needs.

- Building heights and scale
- Campus connections
- Entry sequences
- Open green space

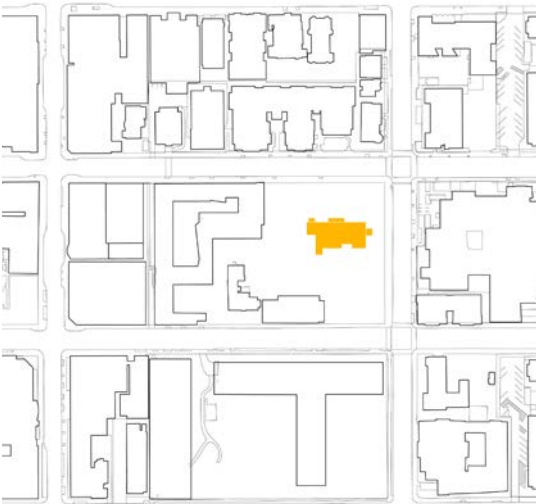
Design Scenarios

The architectural partis developed for the Anna Head Residential Housing Study include the following:

Scenario A: Channing Hall to remain in situ. The existing historic building will be renovated in place and will accommodate future University programming. The remaining site will support a proposed student residential building with amenity spaces at the ground floor podium. The proposed massing will create space between buildings that allows for access to views and fresh air.

Scenario B – Channing Hall to be relocated on the site. The existing historic building will be strategically relocated and renovated to create opportunities for community with the existing Anna Head buildings and the surrounding neighborhood. By relocating Channing Hall, the remaining site can be optimized to support a larger proposed student residential building with amenity spaces that can better meet the University’s needs for housing students. The optimized massing will allow for the potential of greater expanses of green space to be enjoyed by both students and the public.

Scenario C – Channing Hall to be removed from the site. The existing historic building will be demolished. With Channing Hall completely removed, the expanded site offers the greatest opportunity to support a maximized student residential building with amenity spaces at the ground floor podium while still allowing for large expanses of green space to be enjoyed by both students and the public.



Scenario A: Channing Hall to remain



Scenario B: Channing Hall relocated on site



Scenario C: Channing Hall removed

Scenario A:
Channing Hall to remain

Scenario B:
Channing Hall relocated on site

Scenario C:
Channing Hall removed



* Selected for refinement & Reviewed at Steering Committee Meeting 01

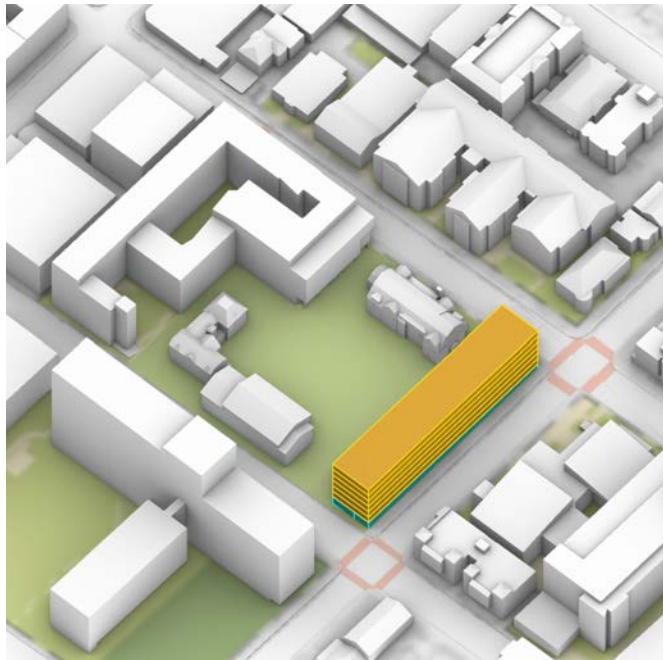
Scenario A:
Channing Hall to remain

Scenario B:
Channing Hall relocated on site

Scenario C:
Channing Hall removed



* Selected for refinement & Reviewed at Steering Committee Meeting 02



Bar

Target: 300 Beds
Type: Apartments

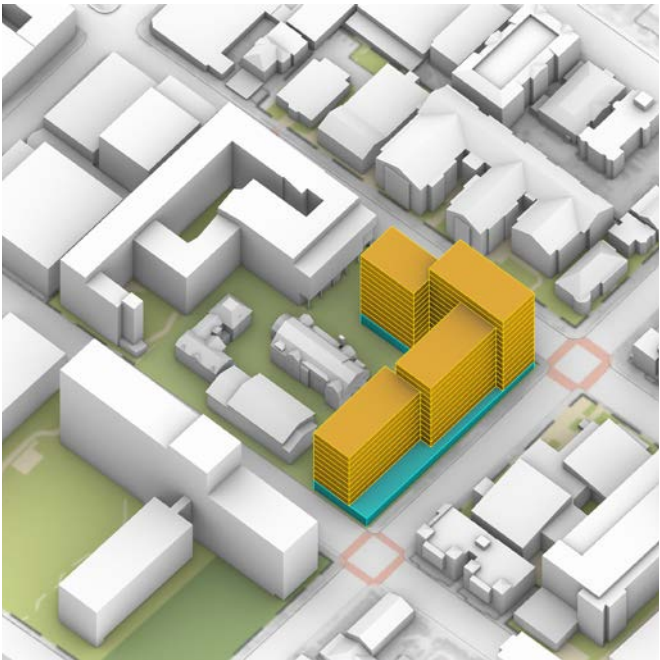
GSF: 93,576
GSF / Bed: 312
Beds / Acre: 259



Bar + Tower

Target: 850 Beds
Type: Doubles / Triples

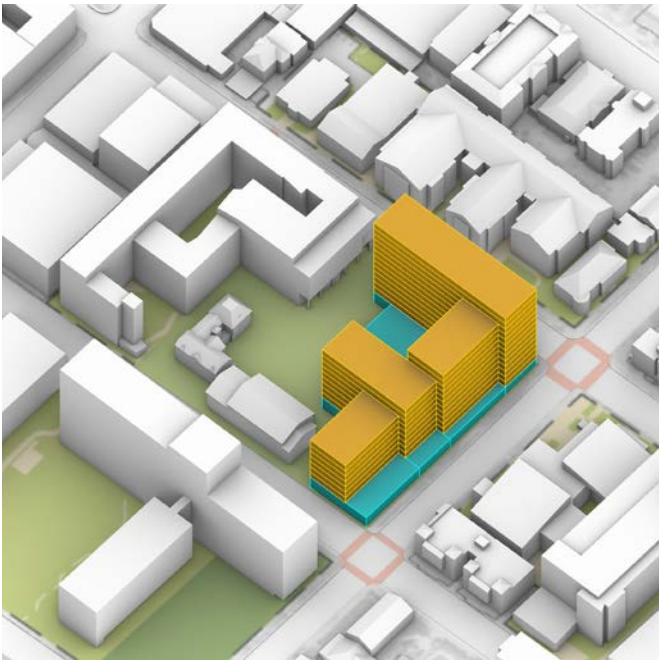
GSF: 192,753
GSF / Bed: 227
Beds / Acre: 733



Village

Target: 1200 Beds
Type: Doubles / Triples

GSF: 246,564
GSF / Bed: 205
Beds / Acre: 1,034



Expanded Village

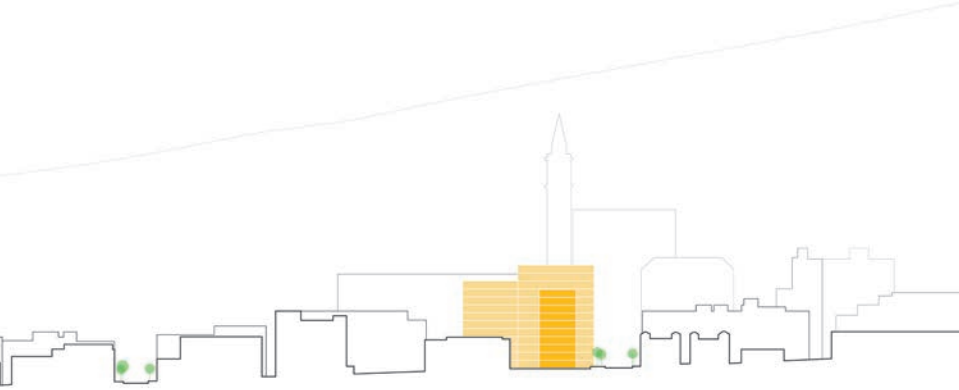
Target: 1500 Beds
Type: Doubles / Triples

GSF: 309,118
GSF / Bed: 206
Beds / Acre: 1,293



7 Floors (75')

“Bar”



14 Floors (145')

“Bar + Tower”
“Village”
“Expanded Village”

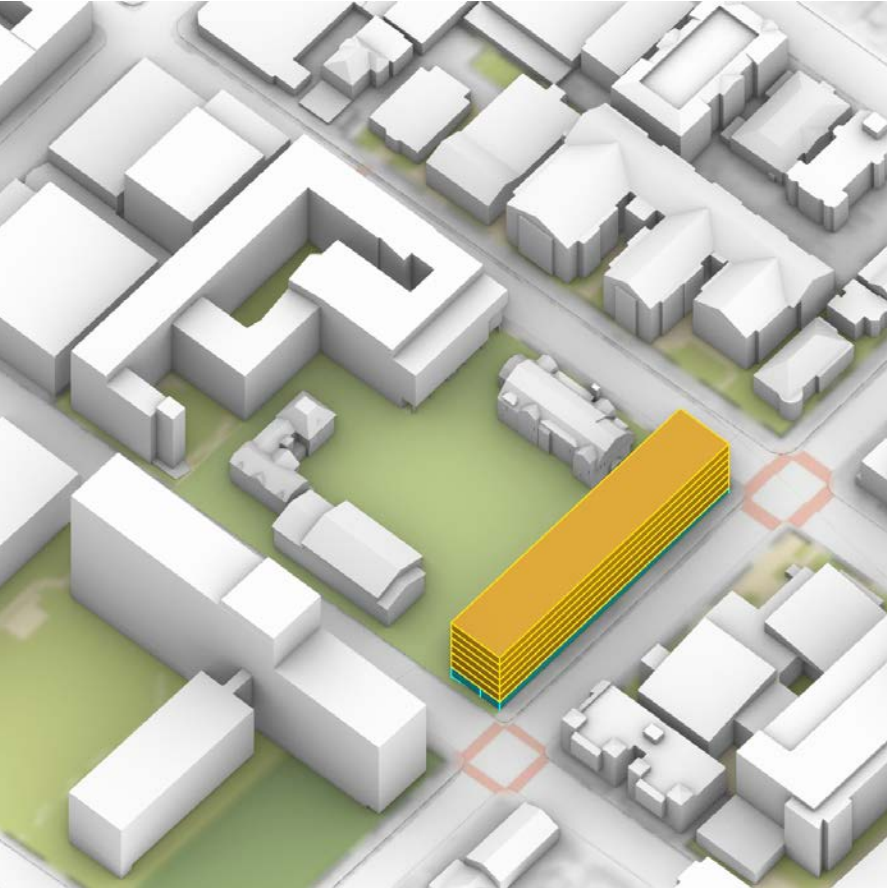
Scenario B: Channing Hall to be relocated on site

Bar

A 7-floor bar of apartments along Bowditch Street.



Siting



Massing

Option: Bar

of Floors: 7

Max Height: 75’

Target Density: 290-310 beds (Apartments)

Key Considerations:

- Low-rise massing responds to scale of adjacent buildings
- Channing Hall is relocated on the site
- Project will include relocation costs and low bed count
- Green space is optimized on site
- Critial viewshed from adjacent hillside is preserved as a result of proposed low-rise massing.

GSF: 93,576
GSF / Student: 312
Beds / Acre: 259

Historic Significance of the site and the surrounding neighborhood

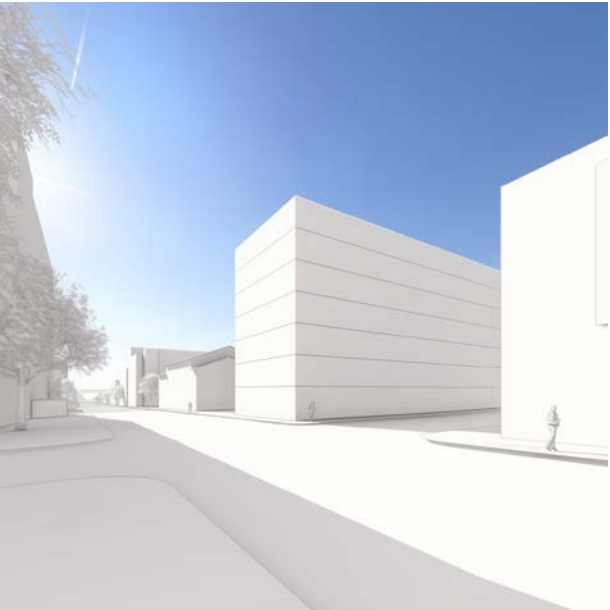
- Critical viewsheds
- Spatial relationship to historic buildings
- Relationship to historic building scale
- Open green space

Critical Housing Capacity and Amenity Needs

- Building heights and scale
- Campus connections
- Entry sequences
- Open green space



1. View on Channing Way Looking West



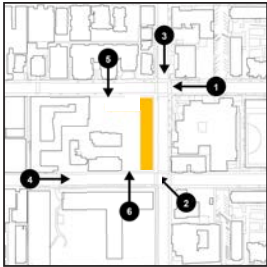
2. View on Haste Street Looking West



3. View on Bowditch Street Looking South

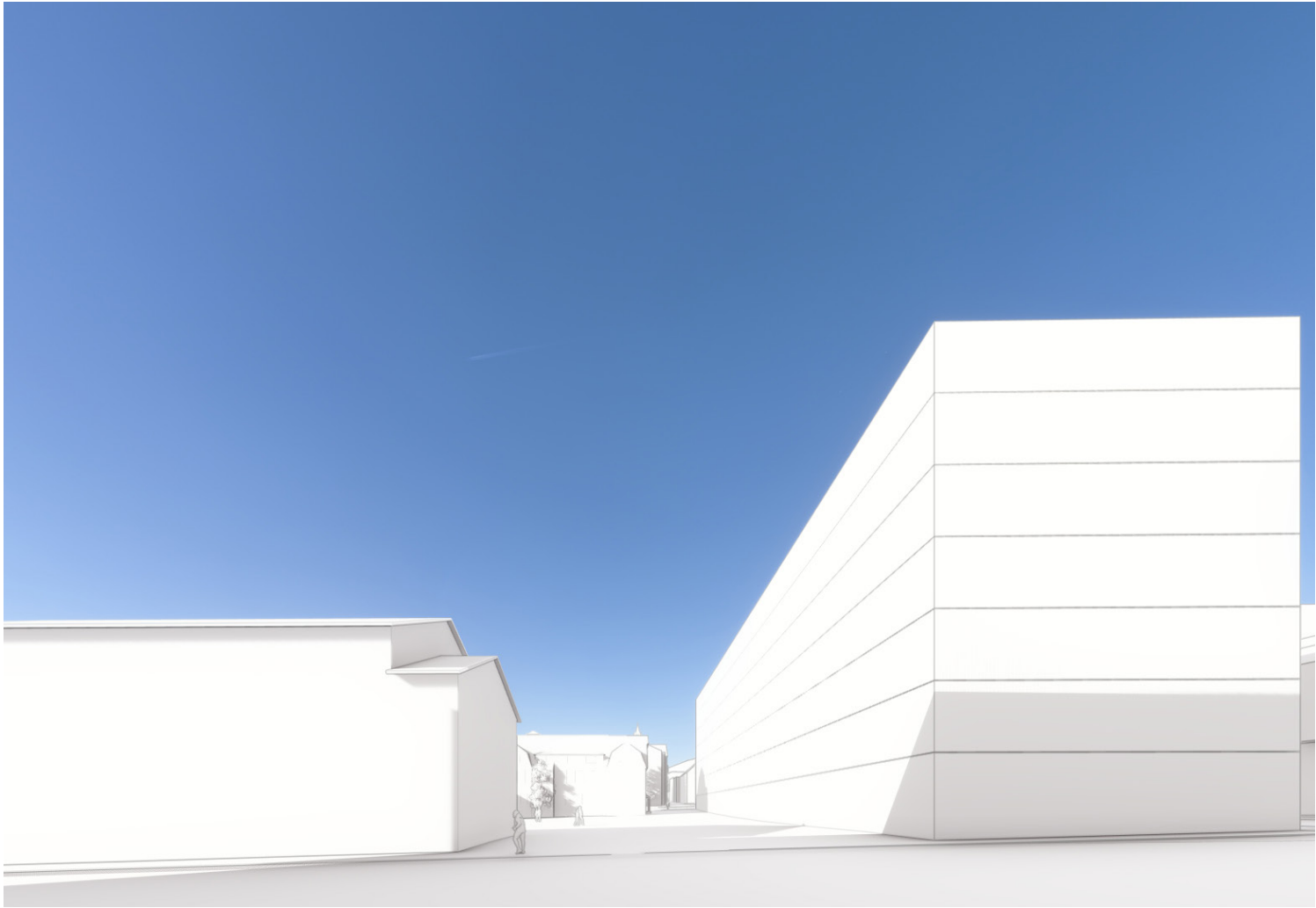


4. View on Haste Street Looking East

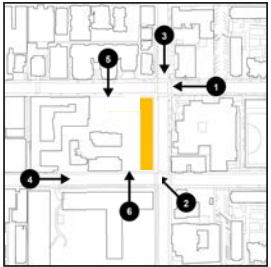


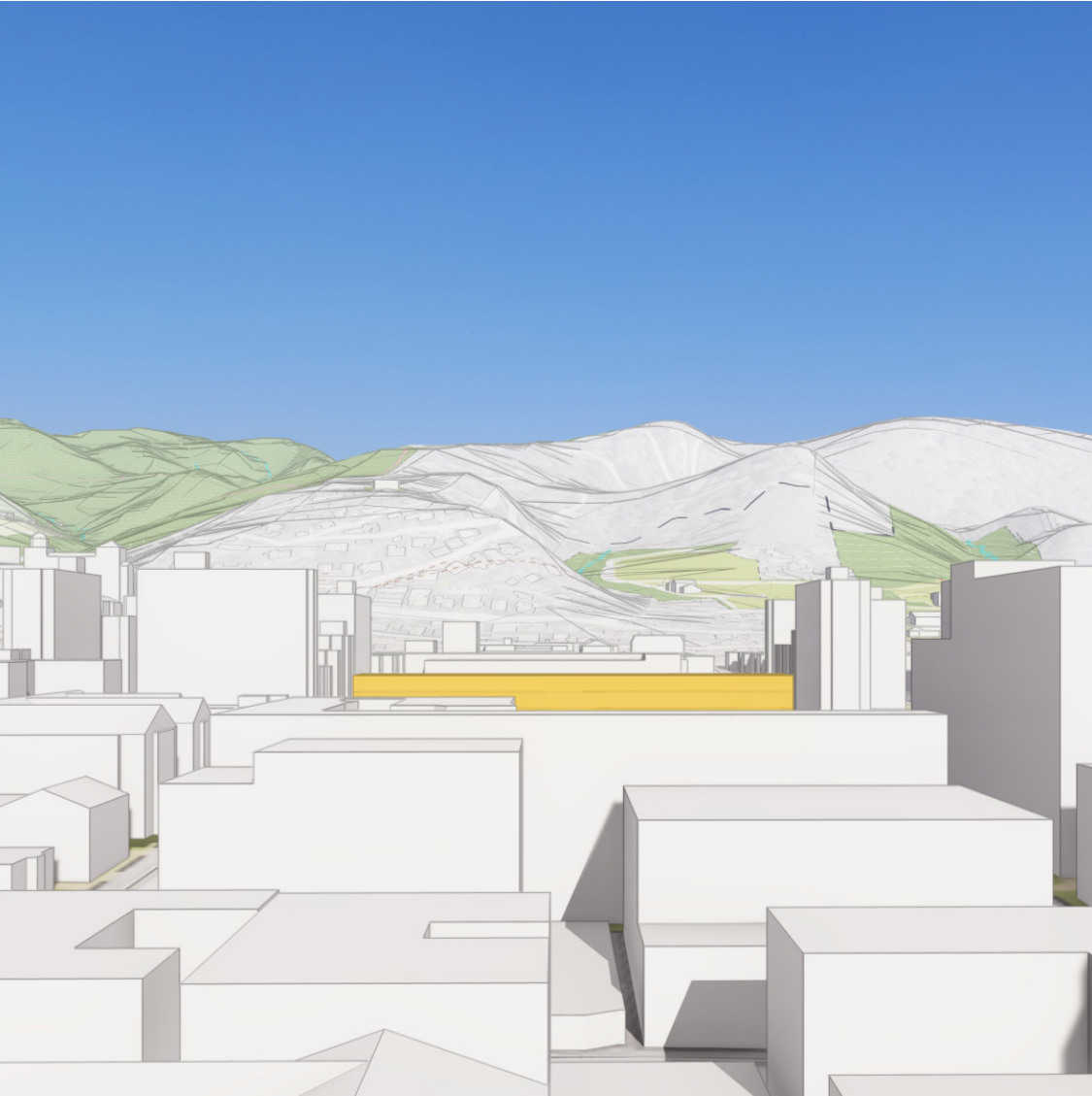


5. View on Channing Way Looking South



6. View on Haste Street Looking North





Aerial Looking East



Aerial Looking West

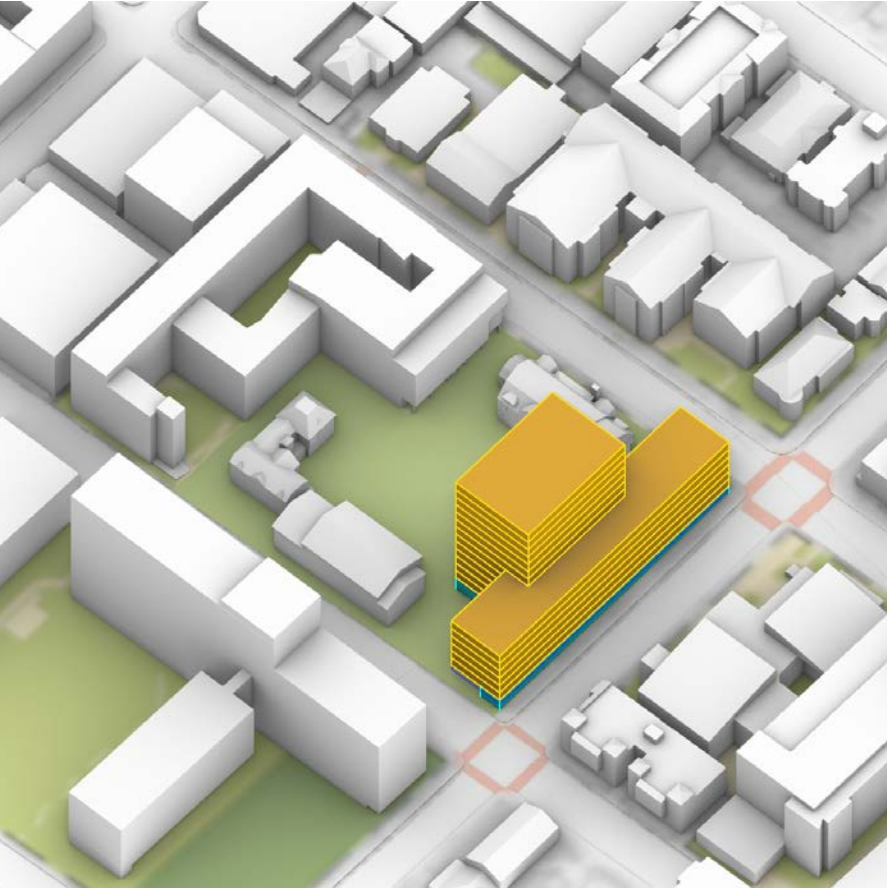
Scenario B: Channing Hall to be relocated on site

Bar + Tower

Low Rise Bar with a tower.



Siting



Massing

Option: Bar + Tower

of Floors: 14

Max Height: 145’

Target Density: 830-860 beds (Triples)
730-760 beds (Doubles)

Key Considerations:

- Low-rise massing responds to scale of adjacent buildings, while the tower is set back from the street edge
- Channing Hall is relocated on the site
- Green Space is optimized on site
- Addition of the tower allows for increased bed count
- Addition of the tower has minimal effect on critical viewshed from adjacent hillside

GSF: 192,753
GSF / Student: 227
Beds / Acre: 733

Historic Significance of the site and the surrounding neighborhood.

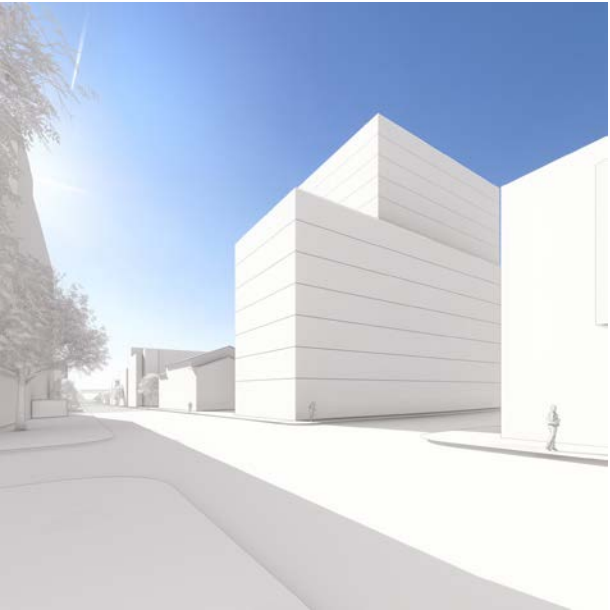
- Critical viewsheds
- Spatial relationship to historic buildings
- Relationship to historic building scale
- Open green space

Critical Housing Capacity and Amenity Needs

- Building heights and scale
- Campus connections
- Entry sequences
- Open green space



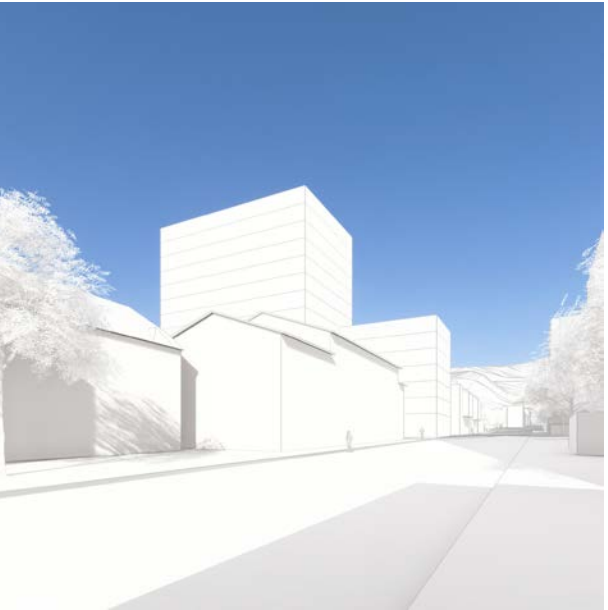
1. View on Channing Way Looking West



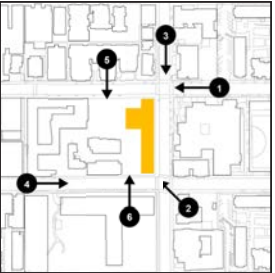
2. View on Haste Street Looking West

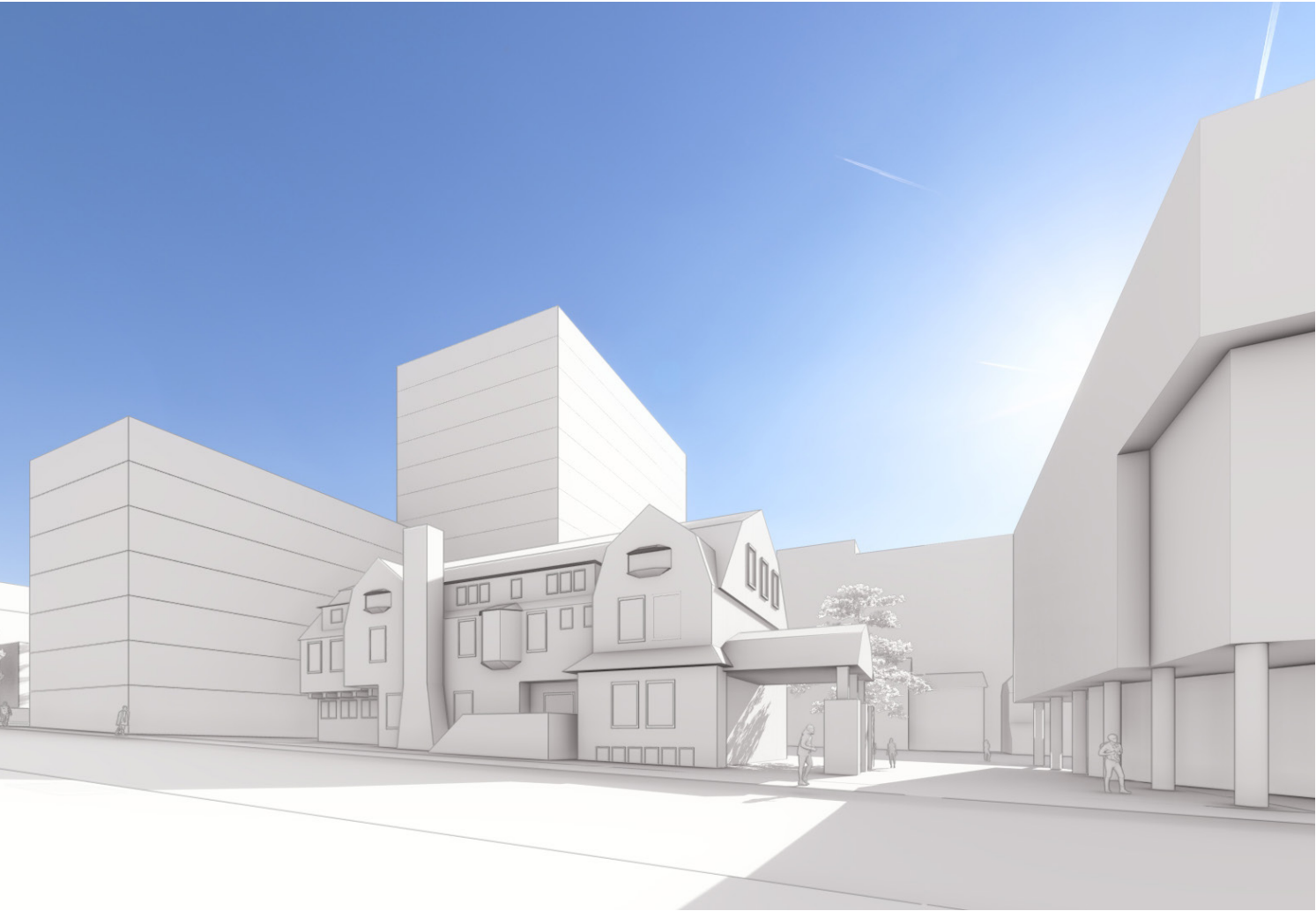


3. View on Bowditch Street Looking South

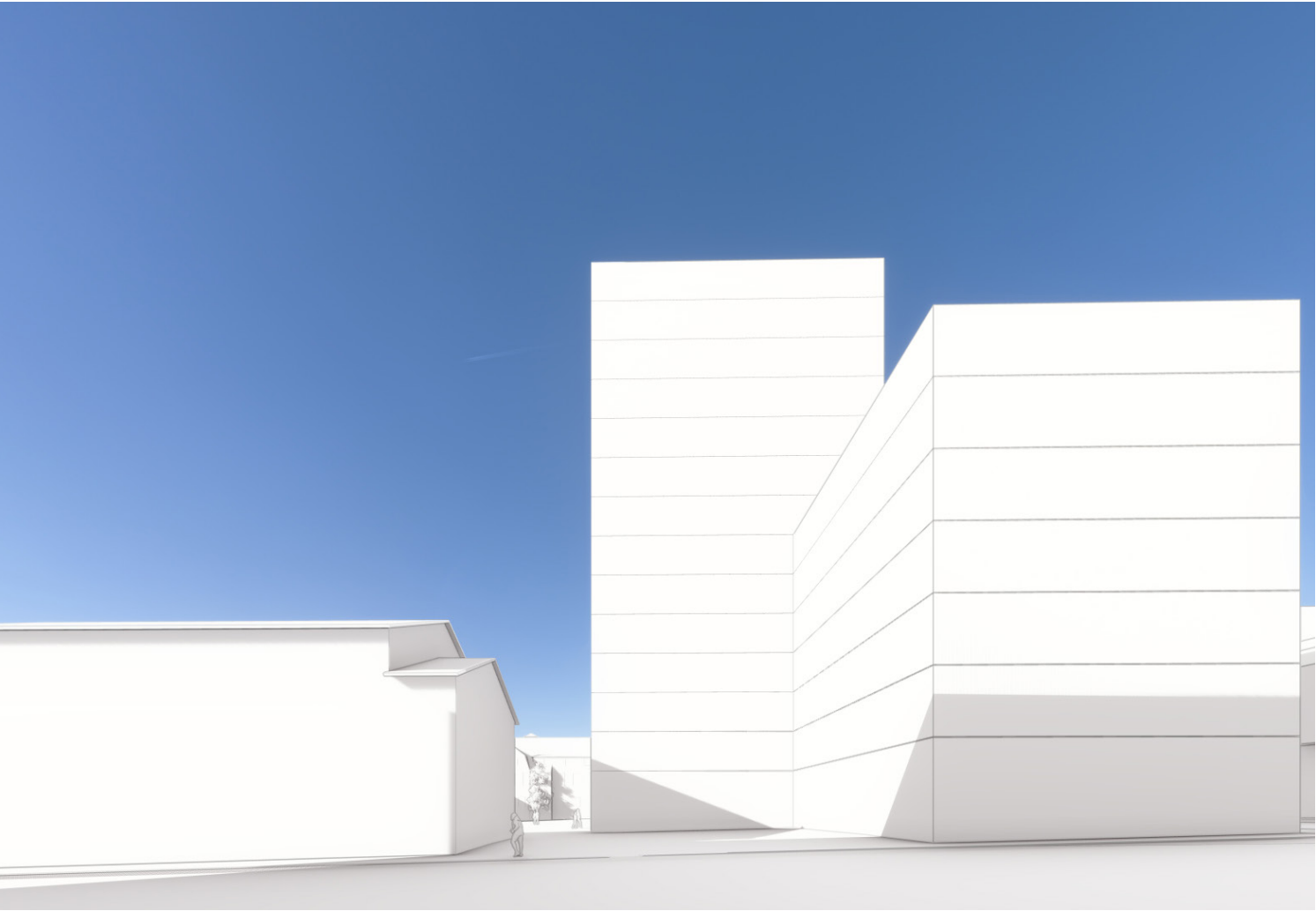


4. View on Haste Street Looking East

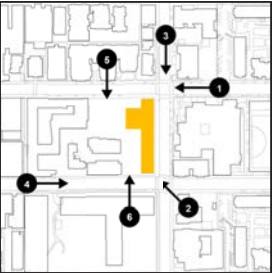


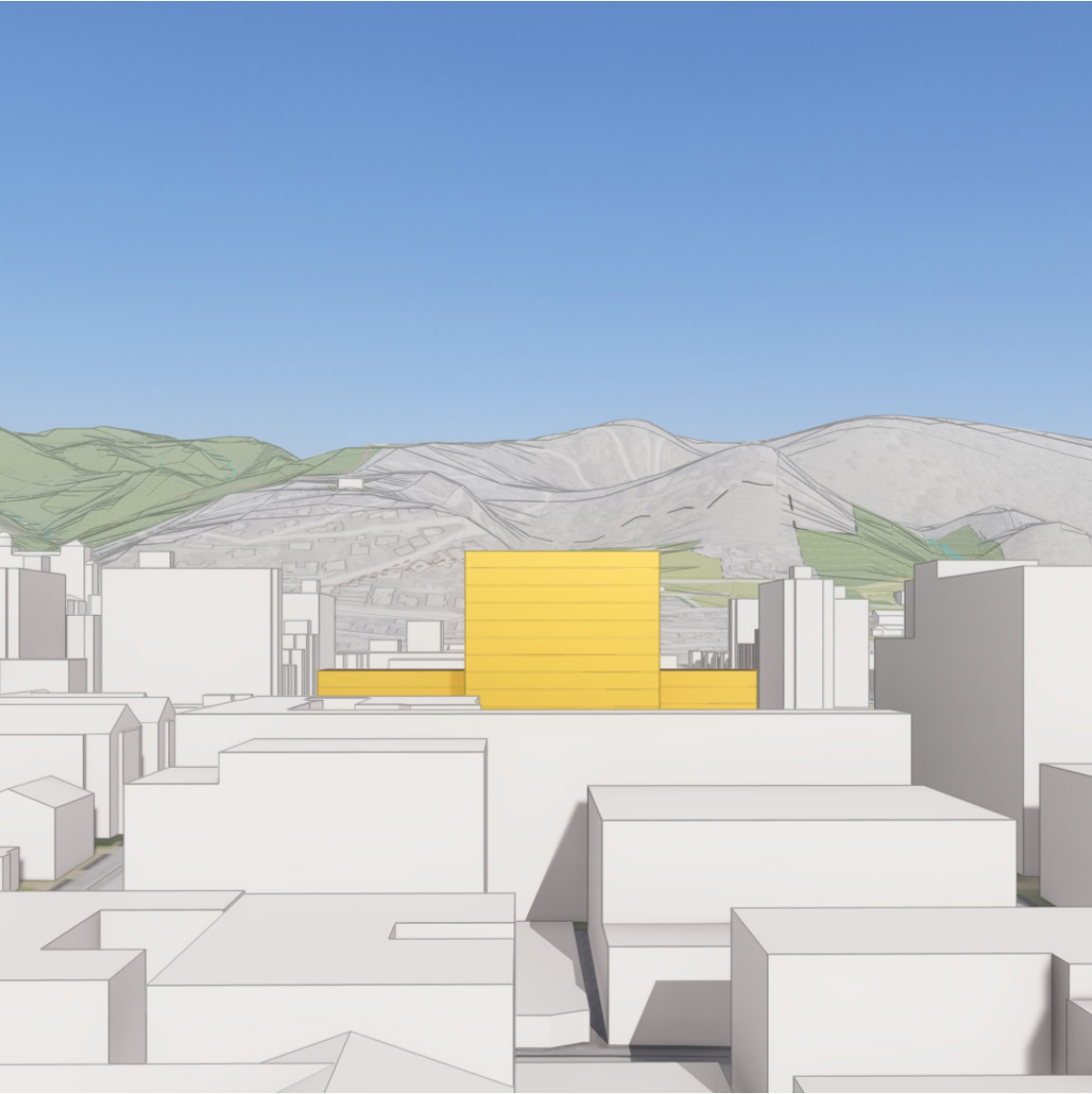


5. View on Channing Way Looking South



6. View on Haste Street Looking North





Aerial Looking East



Aerial Looking West

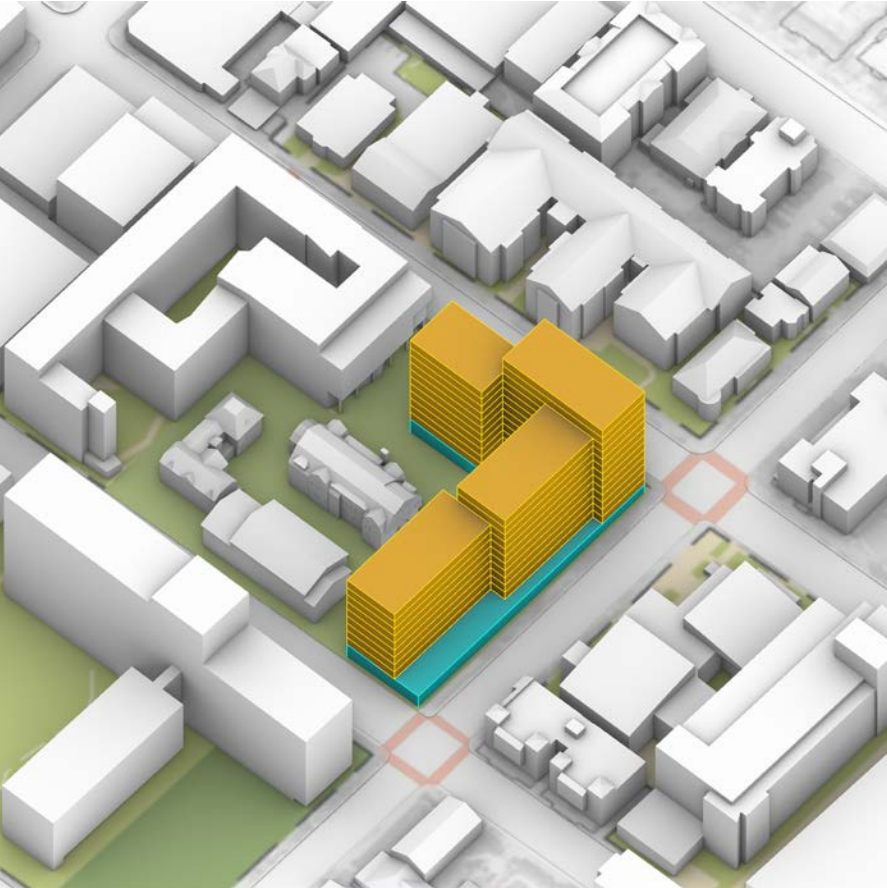
Scenario B: Channing Hall to be relocated on site

Village

A common amenity plinth grounds four distinct residential towers to a vibrant streetlife and provides elevated shared outdoor terraces.



Siting



Massing

Option: Village

of Floors: 14

Max Height: 145’

Target Density: 1140-1200 beds (Triples)
1010-1060 beds (Doubles)

Key Considerations:

- Amenity podium at ground level introduces a smaller-scale streetfront presence
- Taller residential blocks step inward from site boundary to respect the predominantly 3-5 story context buildings
- The top of the podium serves as a shared outdoor space for the residential community
- Bed count is prioritized with High rise massing while Channing Hall is relocated and preserved

GSF: 246,564
GSF / Student: 205
Beds / Acre: 1,034

Historic Significance of the site and the surrounding neighborhood.

- Critical viewsheds
- Spatial relationship to historic buildings
- Relationship to historic building scale
- Open green space

Critical Housing Capacity and Amenity Needs

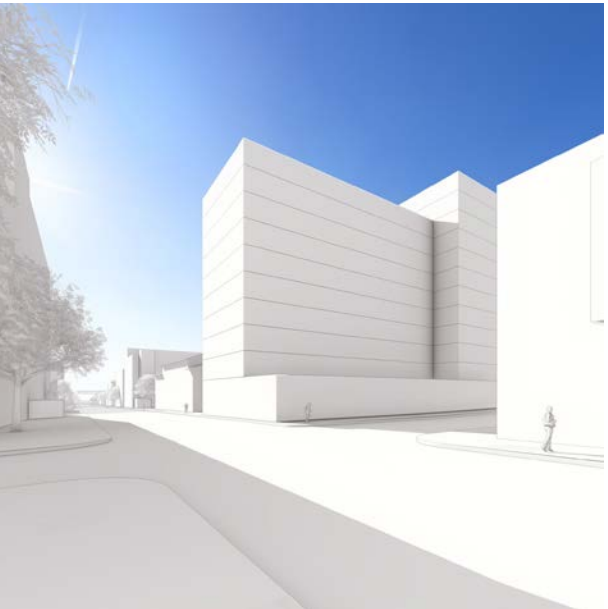
- Building heights and scale
- Campus connections
- Entry sequences
- Open green space



1. View on Channing Way Looking West



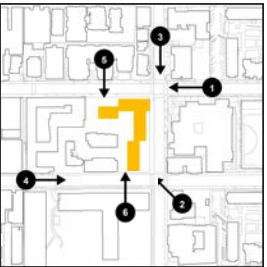
2. View on Haste Street Looking West

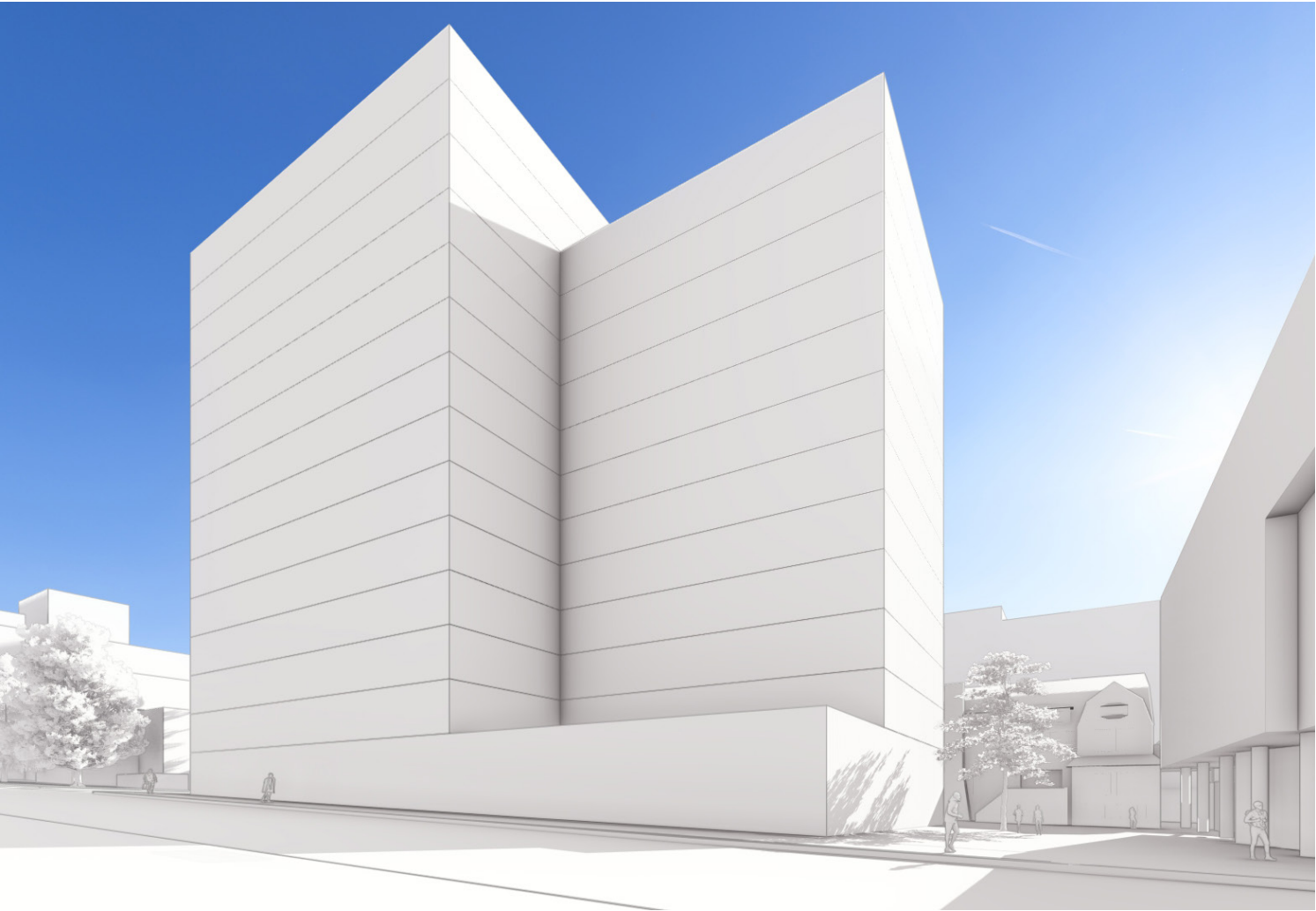


3. View on Bowditch Street Looking South



4. View on Haste Street Looking East

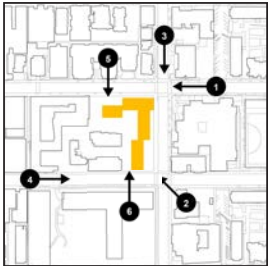


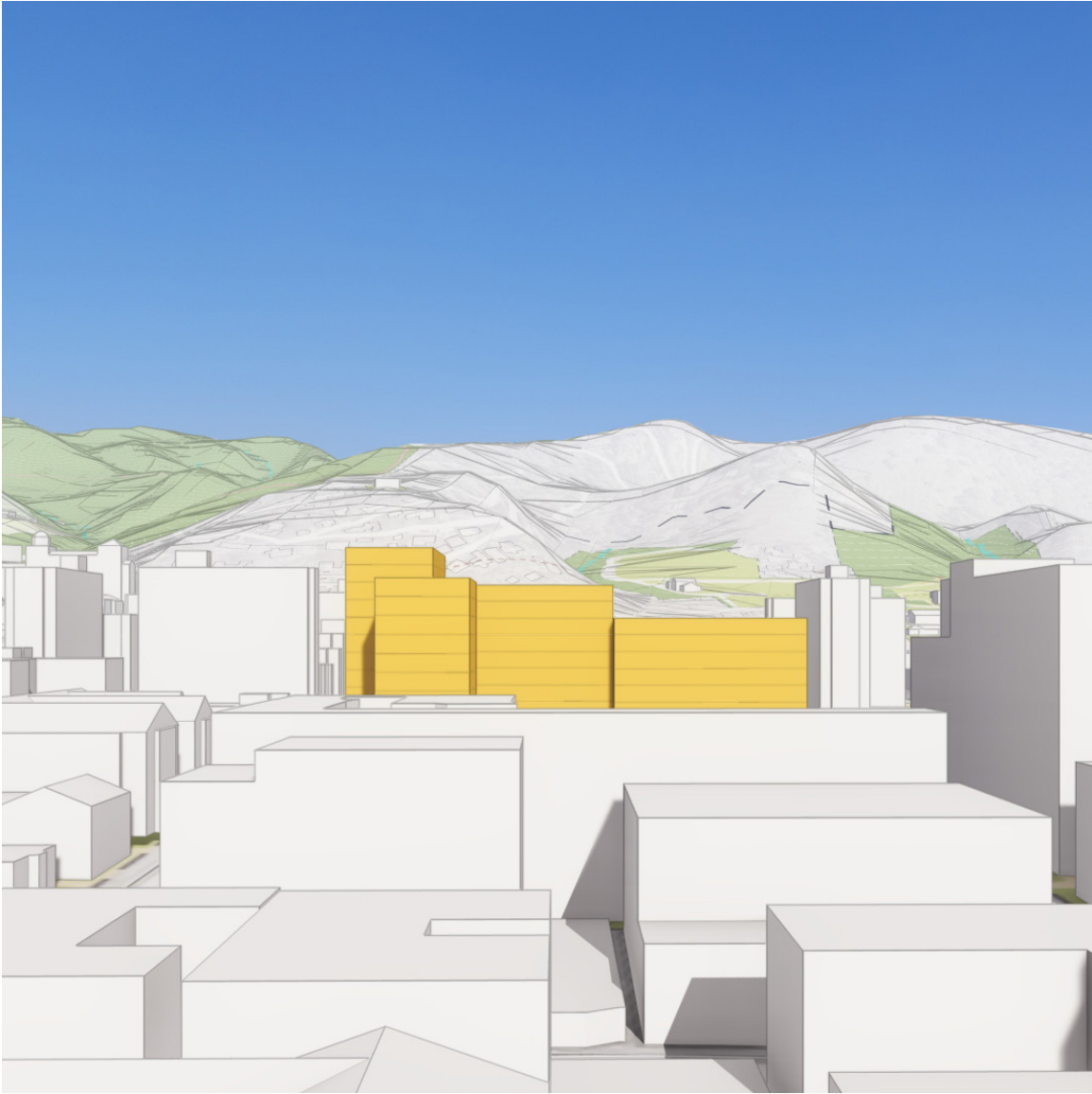


5. View on Channing Way Looking South



6. View on Haste Street Looking North





Aerial Looking East

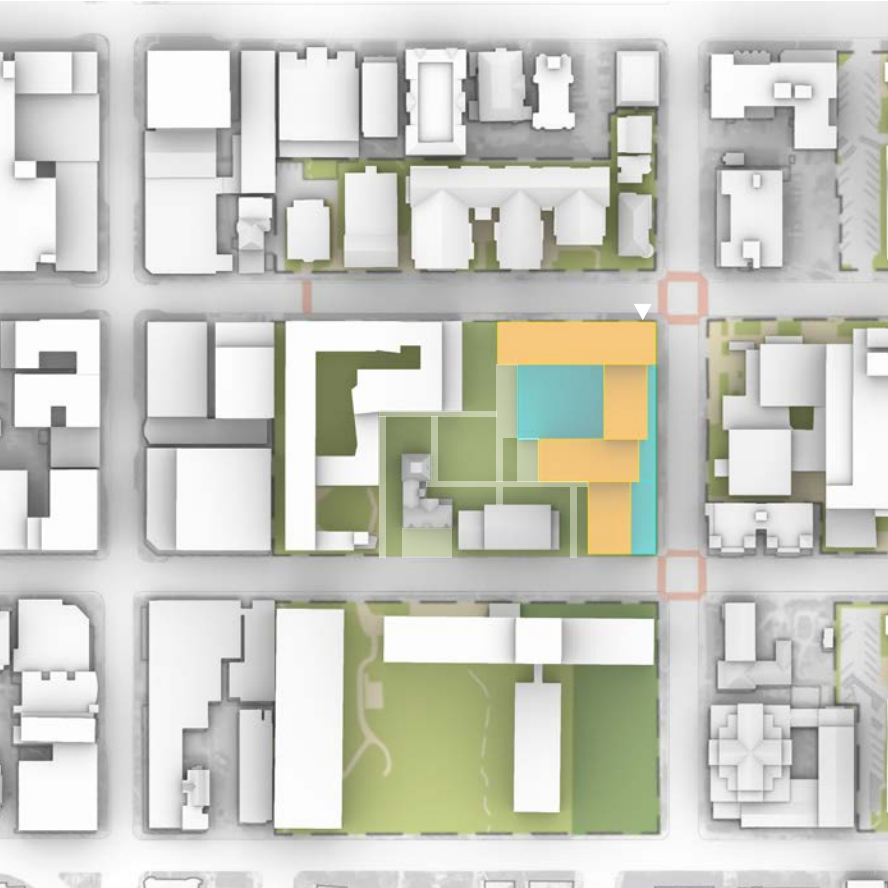


Aerial Looking West

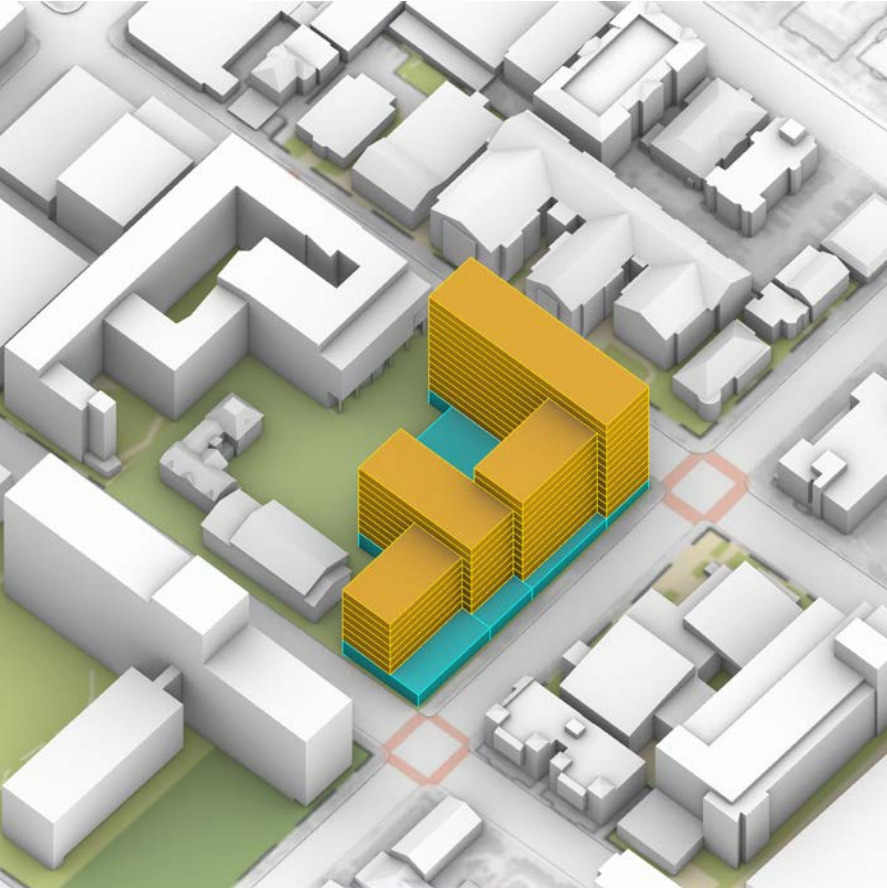
Scenario C: Channing Hall to be removed

Expanded Village

A common amenity plinth grounds four distinct residential towers to a vibrant streetlife and provides elevated shared outdoor terraces.



Siting



Massing

Option: Expanded Village

of Floors: 14

Max Height: 145’

Target Density: 1420-1500 beds (Triples)
1260-1310 beds (Doubles)

Key Considerations:

- Amenity podium at ground level introduces a smaller-scale streetfront presence
- Taller residential blocks step northward to respect the predominantly 3-5 story context buildings to the South and East
- The top of the podium serves as a shared outdoor space for the residential community
- Up-front costs are reduced with the removal of Channing Hall
- Bed count is maximized with the expanded footprint

GSF: 246,564
GSF / Student: 205
Beds / Acre: 1,034

Historic Significance of the site and the surrounding neighborhood.

- Critical viewsheds
- Spatial relationship to historic buildings
- Relationship to historic building scale
- Open green space

Critical Housing Capacity and Amenity Needs

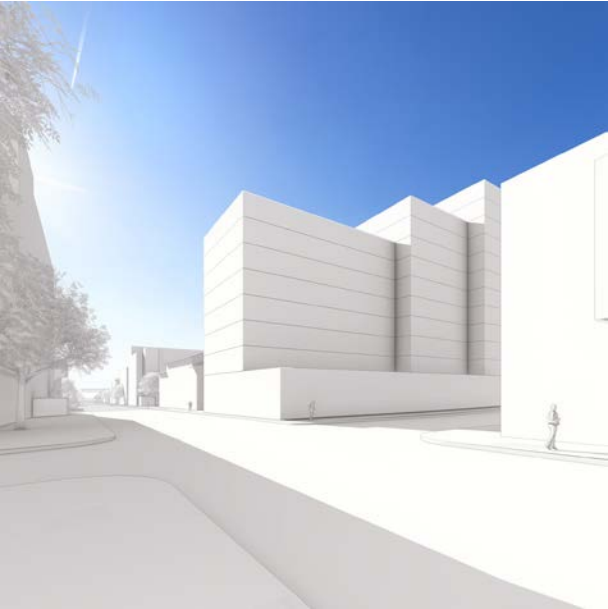
- Building heights and scale
- Campus connections
- Entry sequences
- Open green space



1. View on Channing Way Looking West



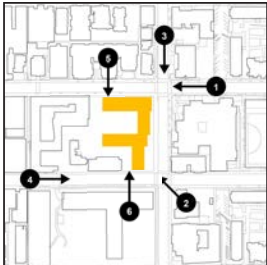
2. View on Haste Street Looking West



3. View on Bowditch Street Looking South

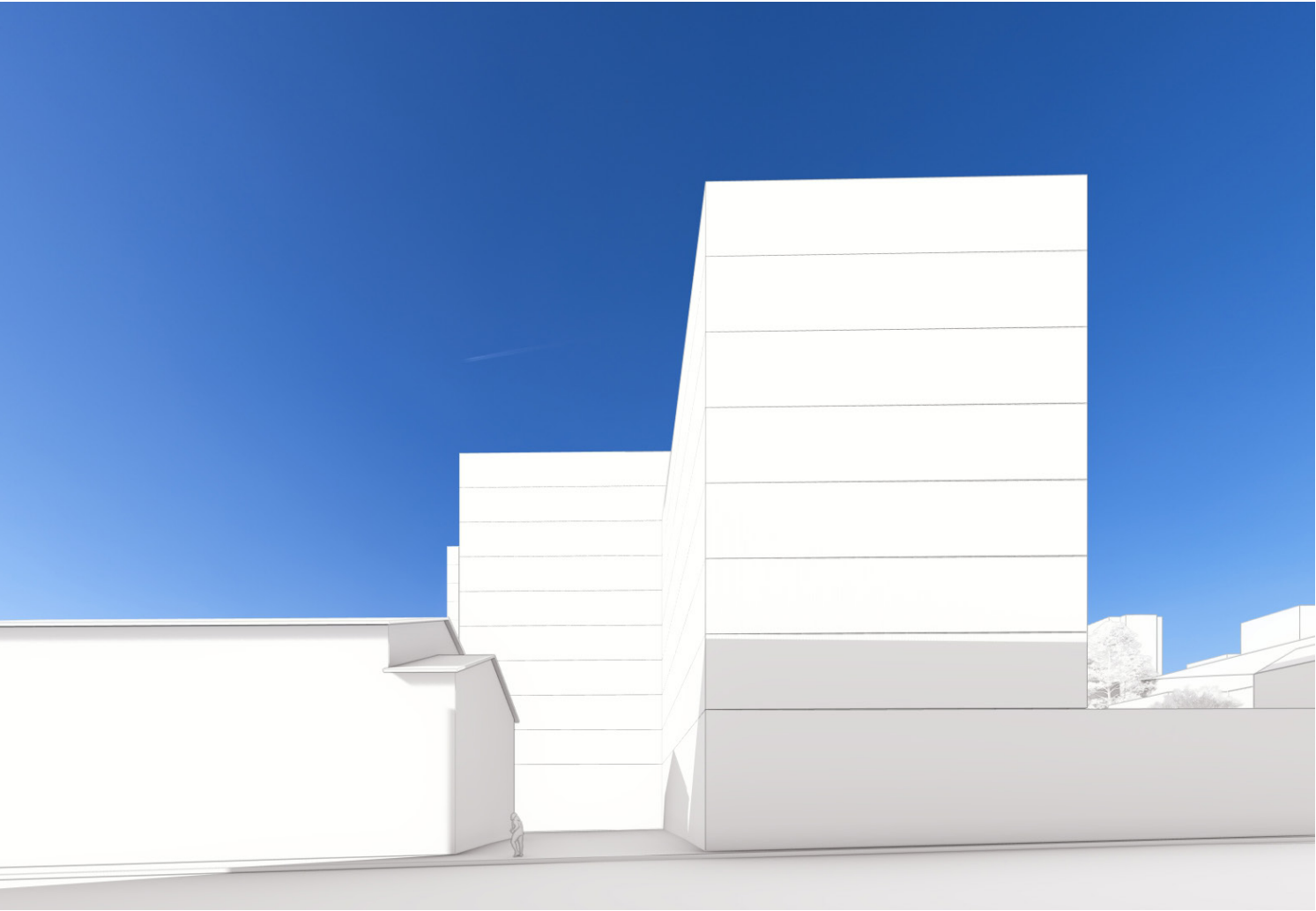


4. View on Haste Street Looking East

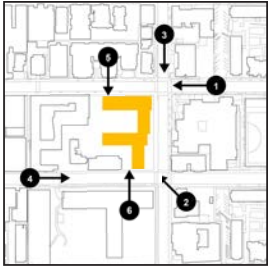


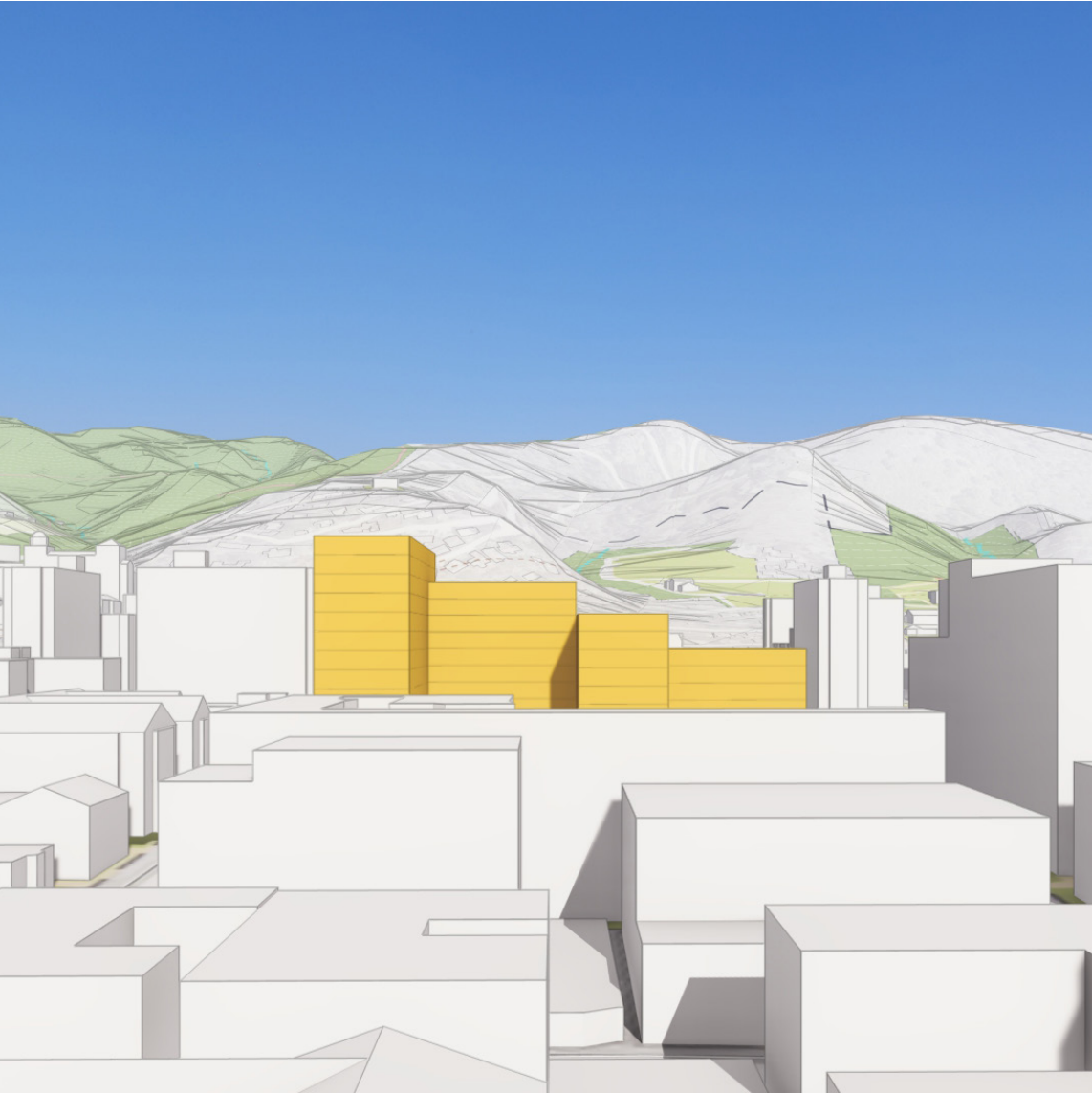


5. View on Channing Way Looking South



6. View on Haste Street Looking North

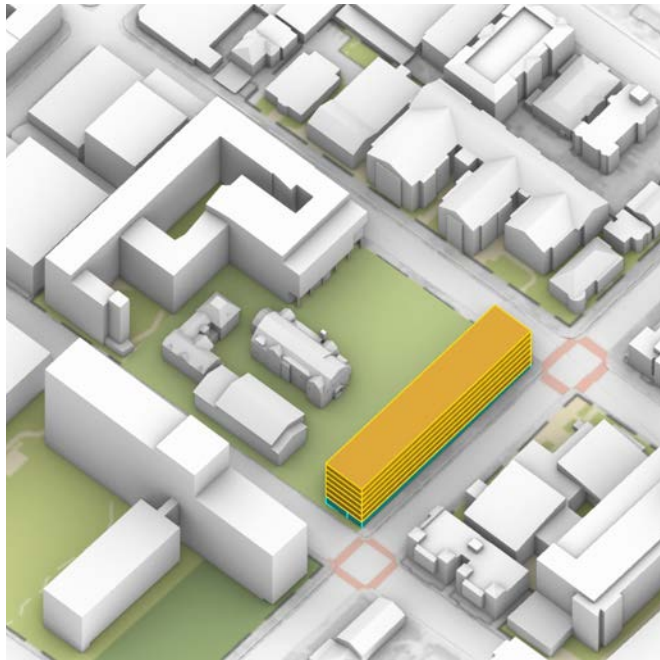




Aerial Looking East



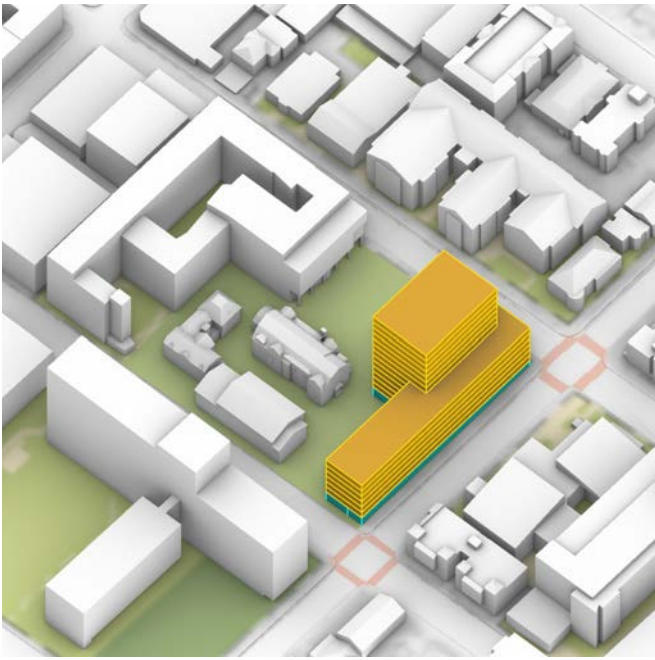
Aerial Looking West



Bar

Target: 300 Beds
Type: Apartments

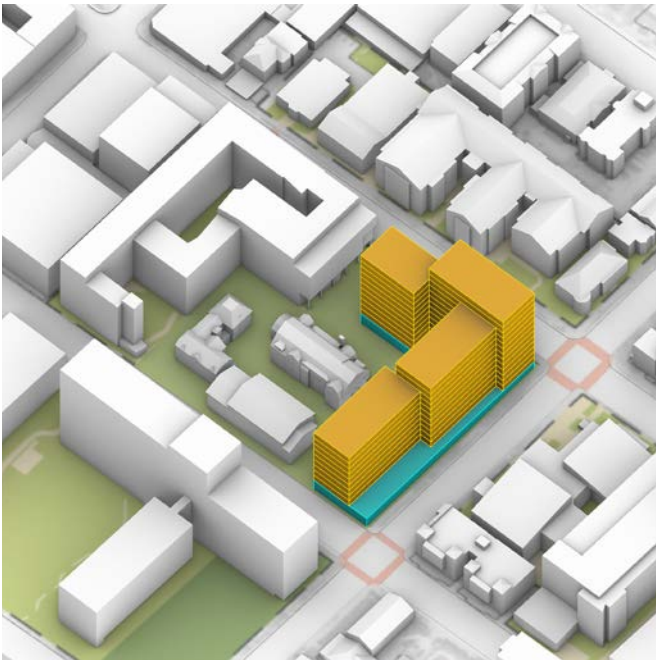
GSF:	93,576
GSF / Student:	312
Beds / Acre:	259



Bar + Tower

Target: 850 Beds
Type: Doubles / Triples

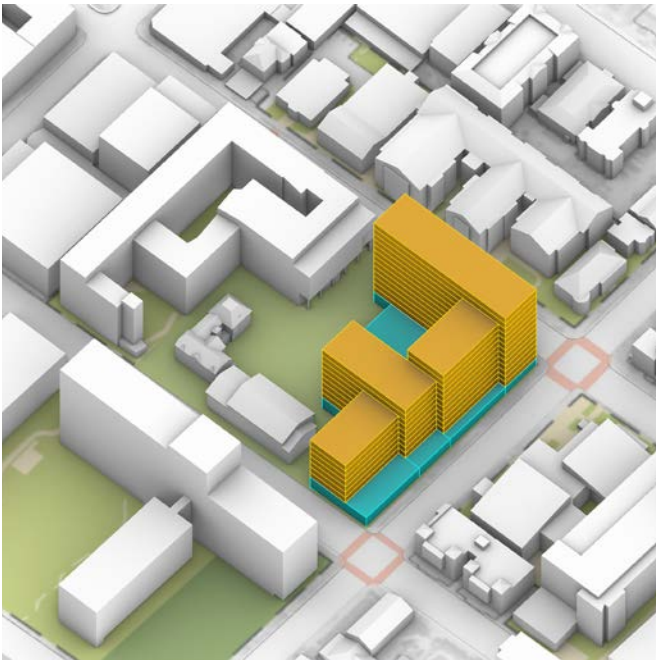
GSF:	192,753
GSF / Student:	227
Beds / Acre:	733



Village

Target: 1200 Beds
Type: Doubles / Triples

GSF:	246,564
GSF / Student:	205
Beds / Acre:	1,034

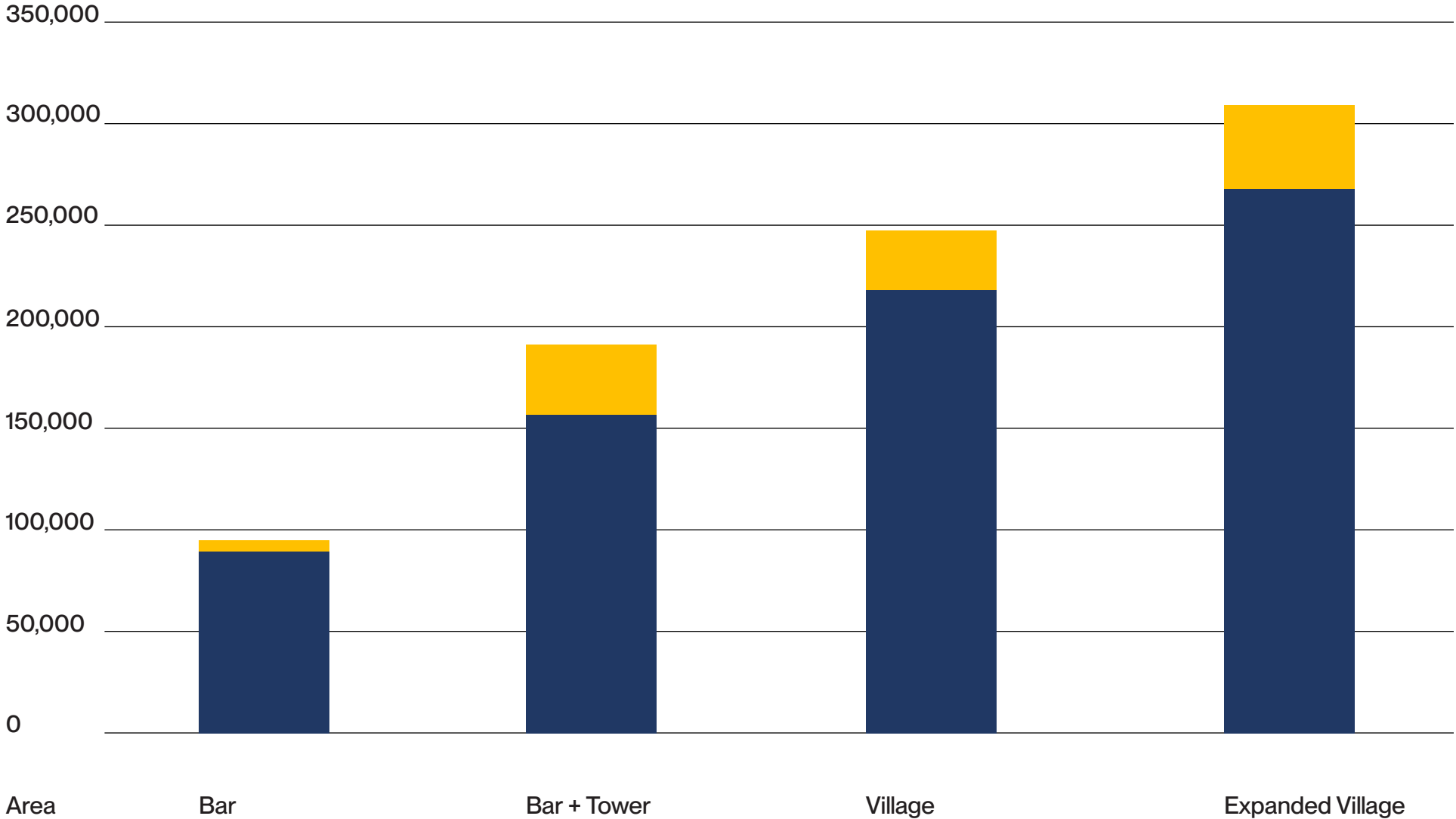


Expanded Village

Target: 1500 Beds
Type: Doubles / Triples

GSF:	309,118
GSF / Student:	206
Beds / Acre:	1,293

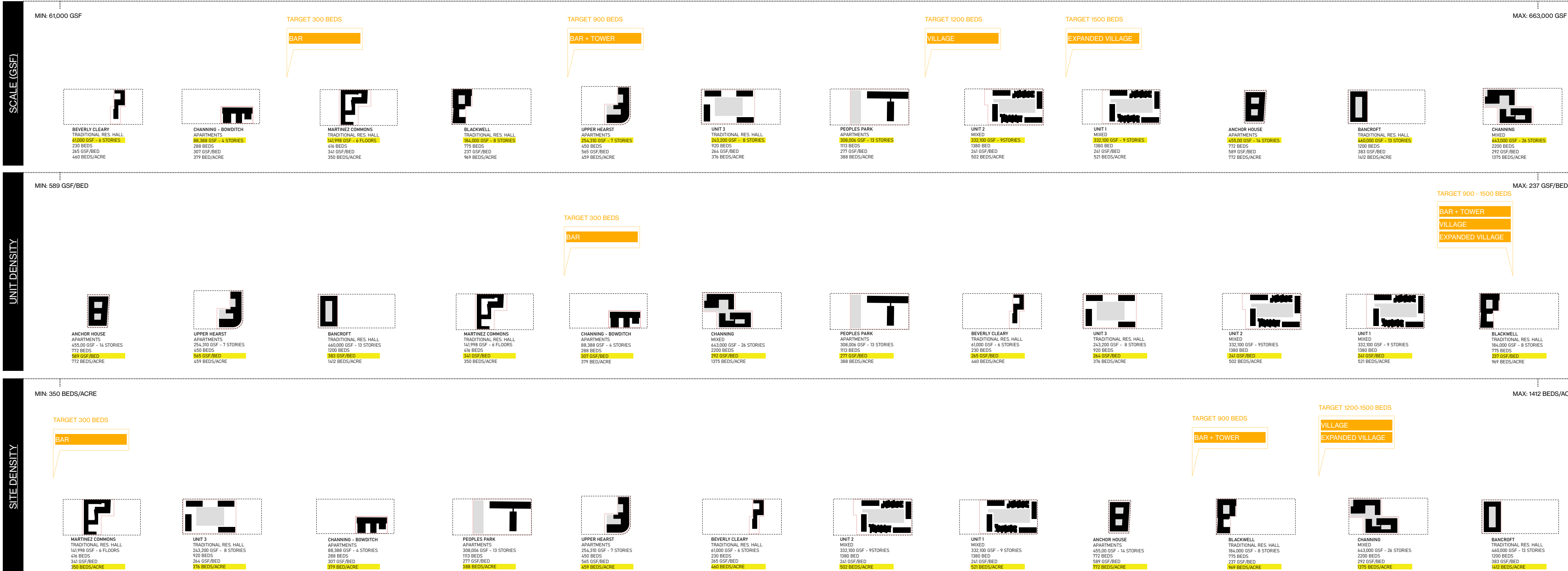
Residential Amenity



< 600 Students
>600 Students
> 800 Students
> 1,200 Students

Option	Total	Residential	Amenity	Triples		Doubles		Apartments	
				Capacity	GSF / Student	Capacity	GSF / Student	Capacity	GSF / Student
Bar	93,576	86,892	6,684	455	191	402	216	295	295
Bar + Tower	192,753	158,039	34,714	827	191	732	216	536	295
Village	245,564	218,506	28,058	1,144	191	1,012	216	741	295
Expanded Village	309,118	271,649	37,469	1,422	191	1,258	216	921	295

Capacity GSF @ 67% Efficient		Capacity GSF @ 70% Efficient	
Triples		Triples	
Capacity	GSF / Student	Capacity	GSF / Student
455	191	475	183
827	191	864	183
1,144	191	1,194	183
1,422	191	1,484	183
Doubles		Doubles	
Capacity	GSF / Student	Capacity	GSF / Student
402	216	420	207
732	216	763	207
1,012	216	1,056	207
1,258	216	1,312	207
Apartments		Apartments	
Capacity	GSF / Student	Capacity	GSF / Student
295	295	308	282
536	295	560	282
741	295	775	282
921	295	963	282





Berkeley
UNIVERSITY OF CALIFORNIA

HANBURY

Appendix

Appendix Index

82	Selected Alternates
82	Bar - V2
90	Bar + Tower - V2
98	Refined Design Options
100	Slip 7
104	Elbow 7
108	AH1
112	AH2 (Low-rise)
116	AH2 (High-rise)
120	Spine
124	Expanded Spine
128	Other Studies
130	Scenario A
152	Scenario B
176	Scenario C

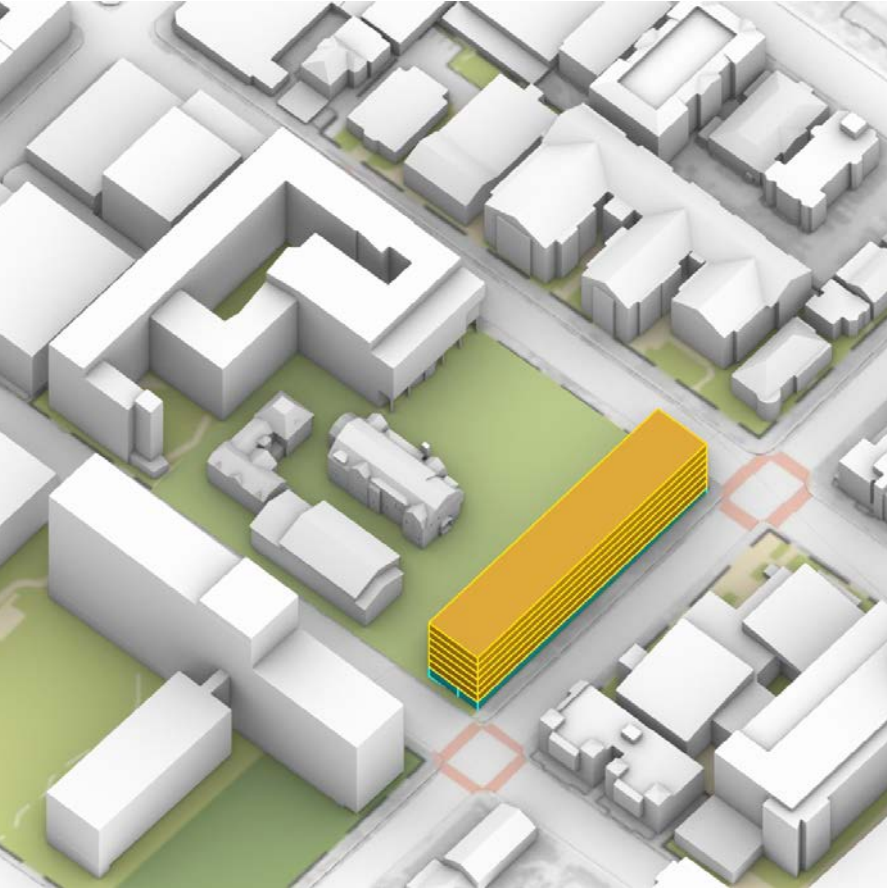
Scenario B: Channing Hall to be relocated on site

Bar - V2

A 7-floor bar of apartments along Bowditch Street.



Siting



Massing

Option: Bar - V2

of Floors: 7

Max Height: 75’

Target Density: 290-310 beds (Apartments)

Key Considerations:

- Low-rise massing responds to scale of adjacent buildings
- Channing Hall is relocated on the site
- Project will include relocation costs and low bed count
- Green space is optimized on site
- Critial viewshed from adjacent hillside is preserved as a result of proposed low-rise massing.

GSF: 93,576
GSF / Student: 312
Beds / Acre: 259

Historic Significance of the site and the surrounding neighborhood

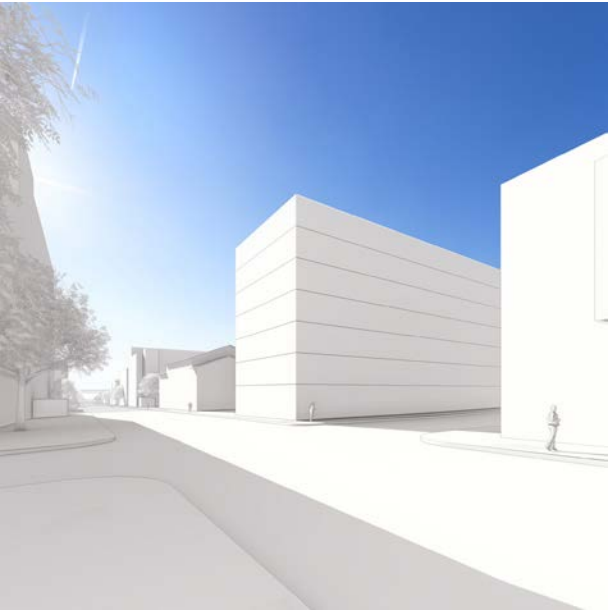
- Critical viewsheds
- Spatial relationship to historic buildings
- Relationship to historic building scale
- Open green space

Critical Housing Capacity and Amenity Needs

- Building heights and scale
- Campus connections
- Entry sequences
- Open green space



1. View on Channing Way Looking West



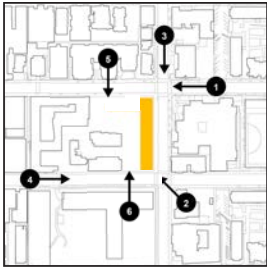
2. View on Haste Street Looking West

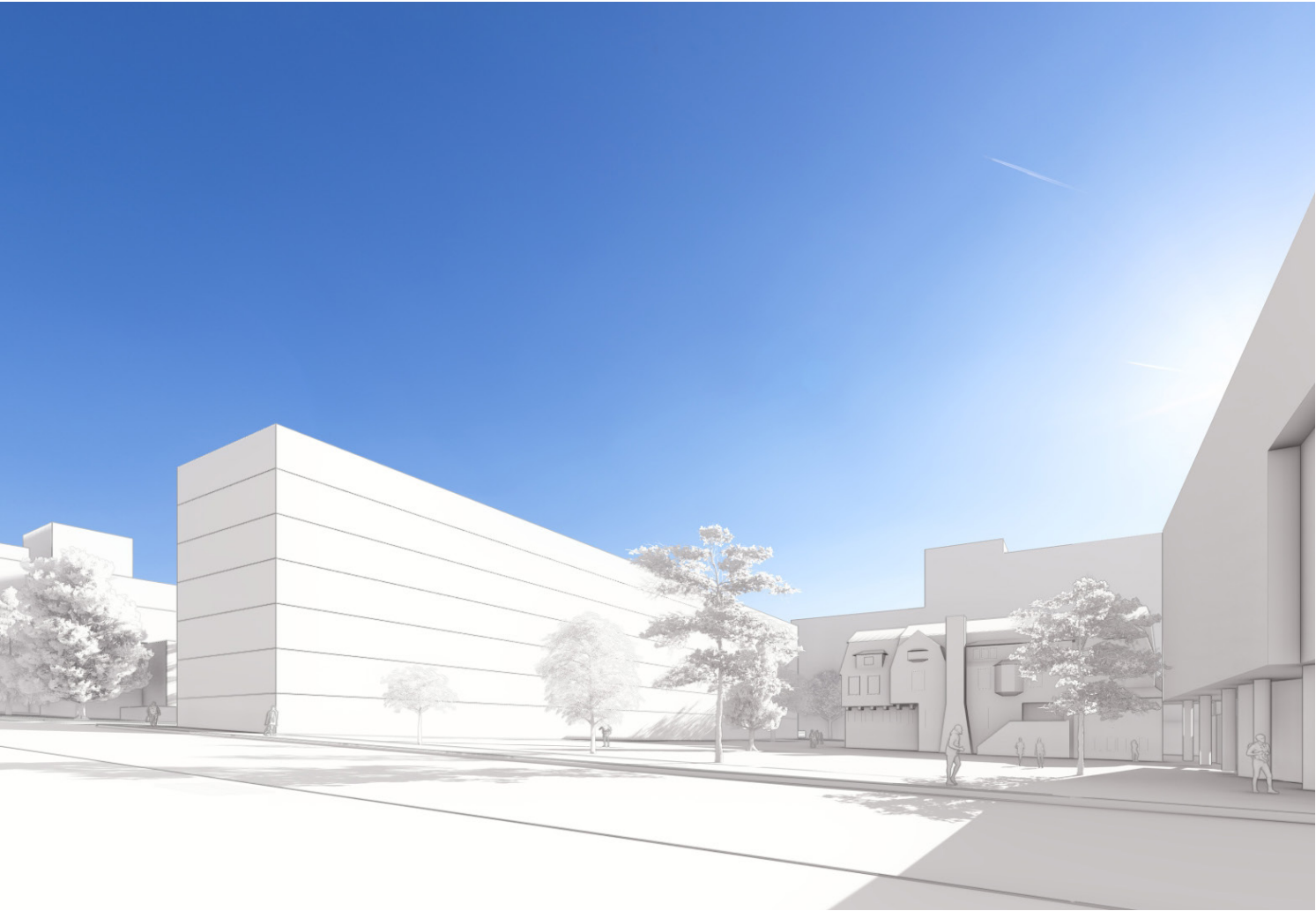


3. View on Bowditch Street Looking South

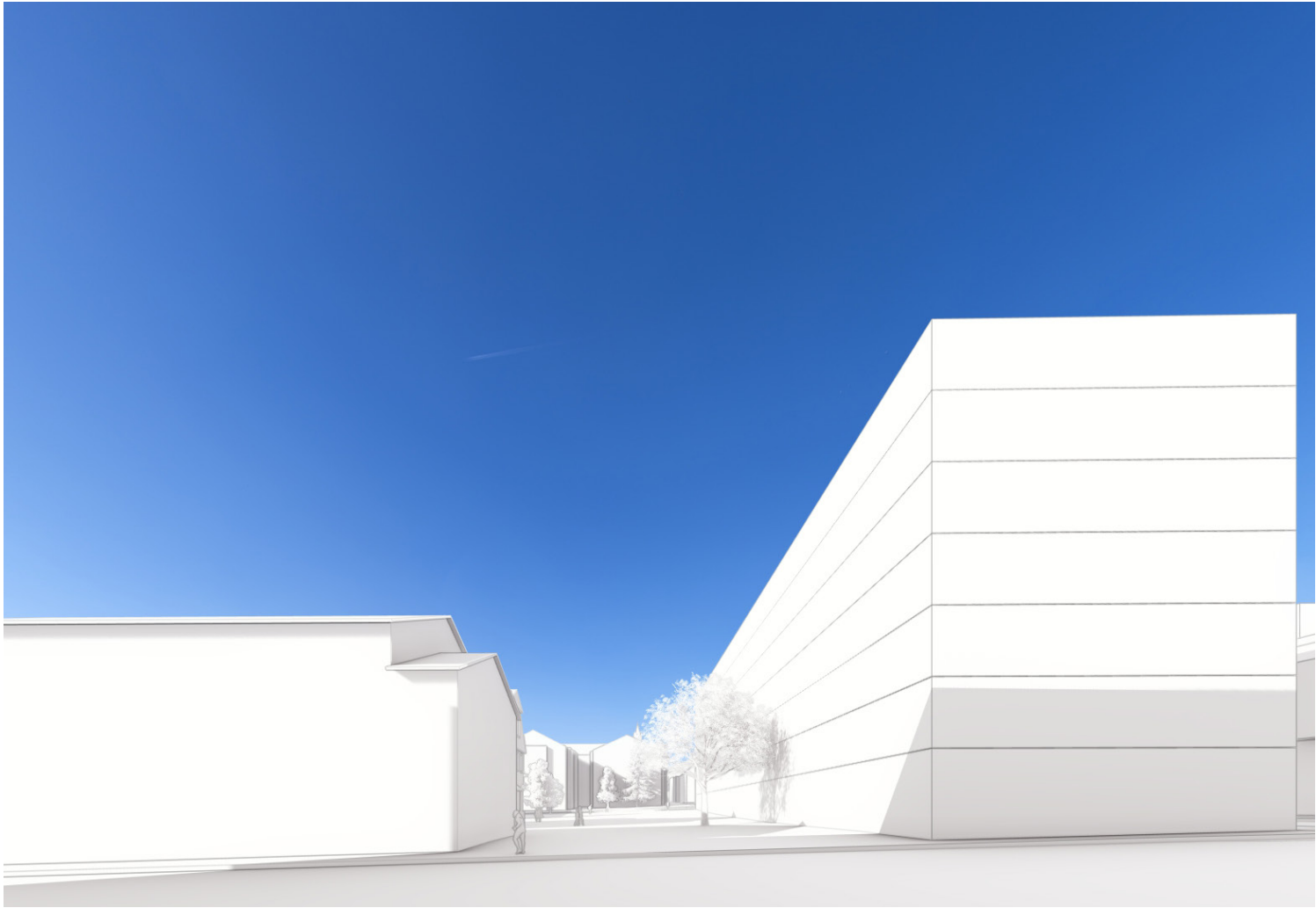


4. View on Haste Street Looking East

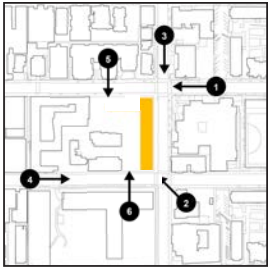


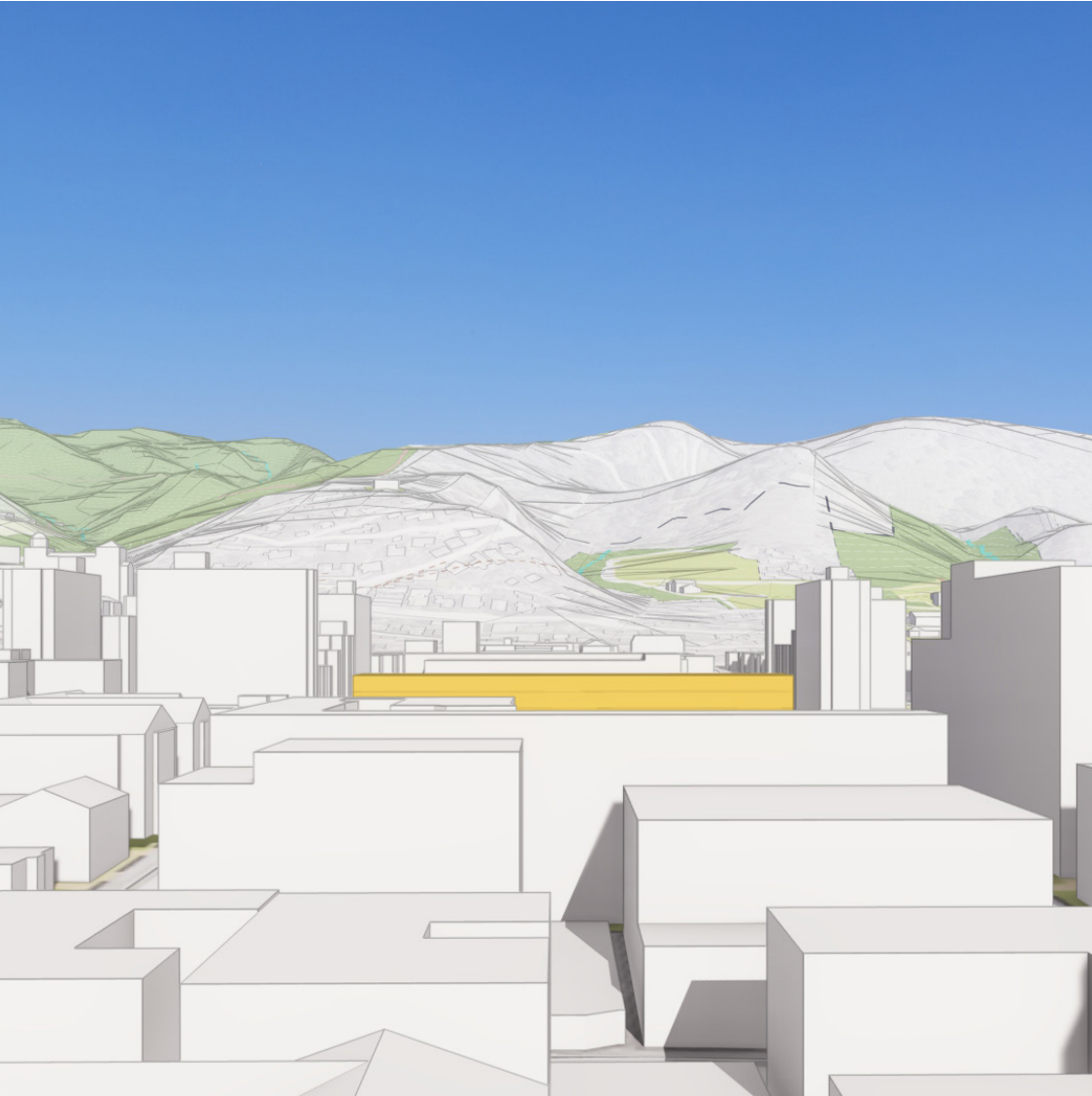


5. View on Channing Way Looking South



6. View on Haste Street Looking North





Aerial Looking East



Aerial Looking West

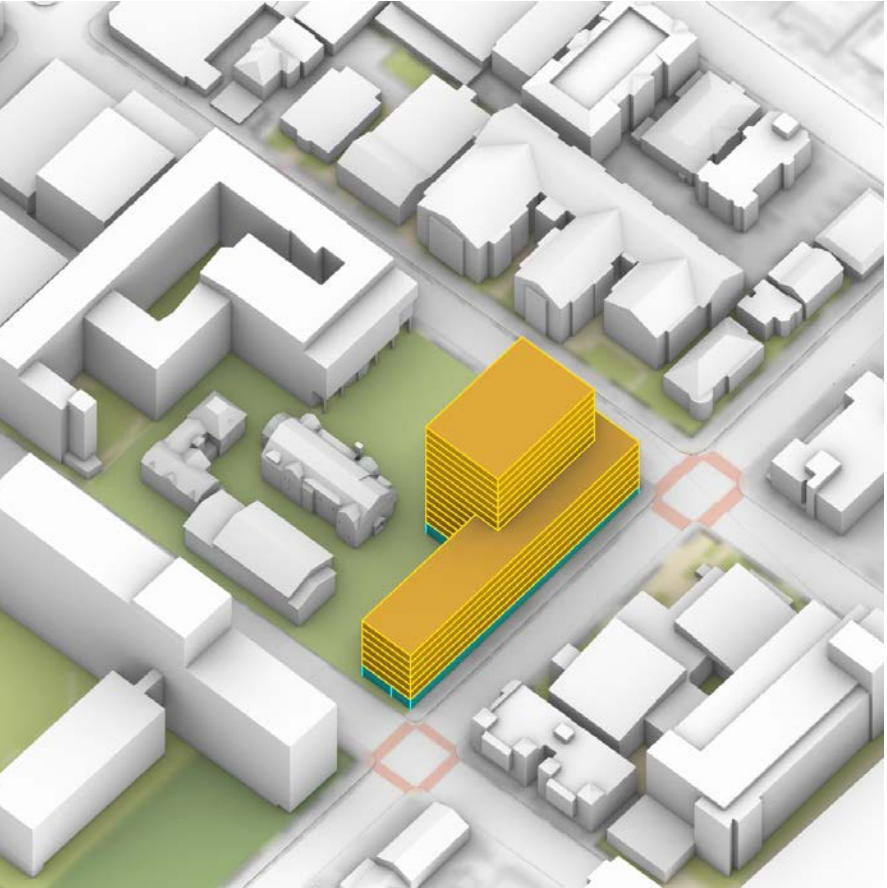
Scenario B: Channing Hall to be relocated on site

Bar + Tower - V2

Low Rise Bar with a tower.



Siting



Massing

Option: Bar + Tower - V2

of Floors: 14

Max Height: 145’

Target Density: 830-860 beds (Triples)
730-760 beds (Doubles)

Key Considerations:

- Low-rise massing responds to scale of adjacent buildings, while the tower is set back from the street edge
- Channing Hall is relocated on the site
- Green Space is optimized on site
- Addition of the tower allows for increased bed count
- Addition of the tower has minimal effect on critical viewshed from adjacent hillside

GSF: 192,753
GSF / Student: 227
Beds / Acre: 733

Historic Significance of the site and the surrounding neighborhood.

- Critical viewsheds
- Spatial relationship to historic buildings
- Relationship to historic building scale
- Open green space

Critical Housing Capacity and Amenity Needs

- Building heights and scale
- Campus connections
- Entry sequences
- Open green space



1. View on Channing Way Looking West



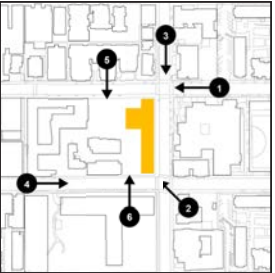
2. View on Haste Street Looking West

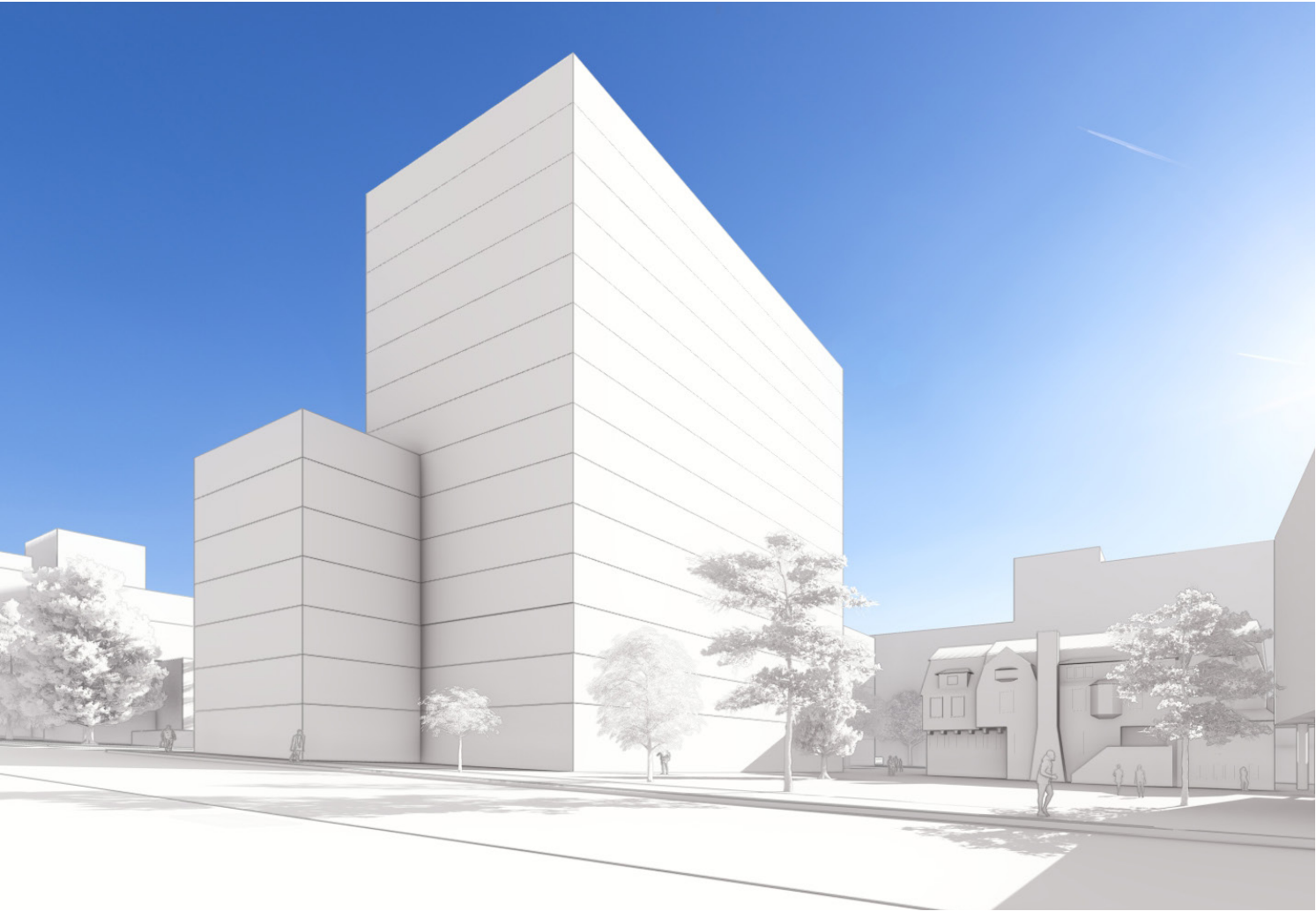


3. View on Bowditch Street Looking South



4. View on Haste Street Looking East

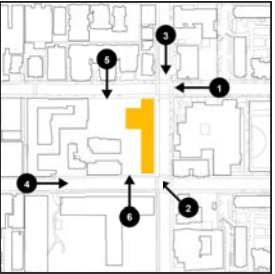


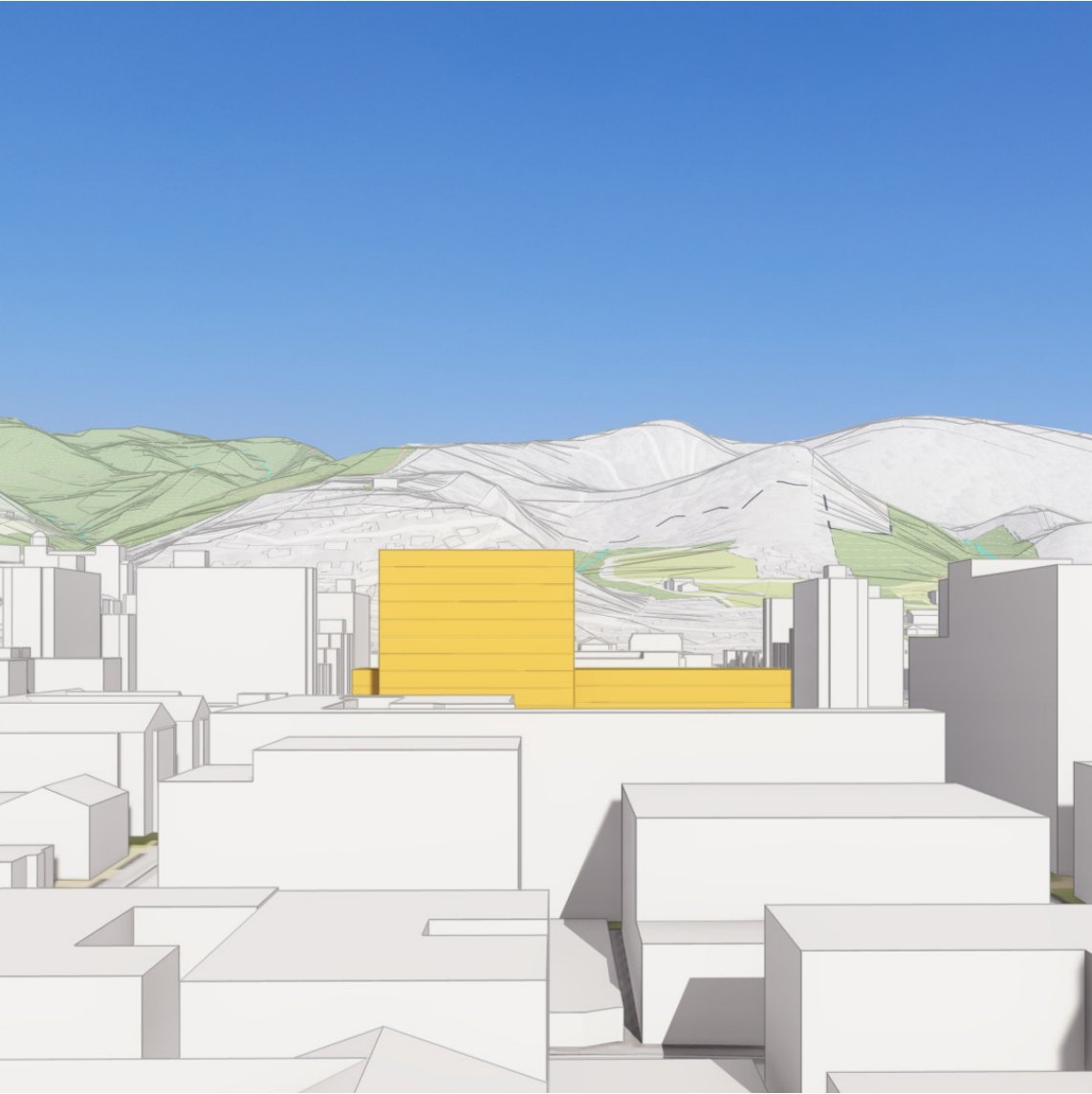


5. View on Channing Way Looking South



6. View on Haste Street Looking North





Aerial Looking East



Aerial Looking West

Appendix:
Refined Design
Options

Scenario A:
Channing Hall to remain



Slip 7



Elbow 7

Scenario B:
Channing Hall relocated on site



AH 1



AH 2 (low rise)



AH 2 (high rise)



Spine

Scenario C:
Channing Hall removed



Expanded Spine

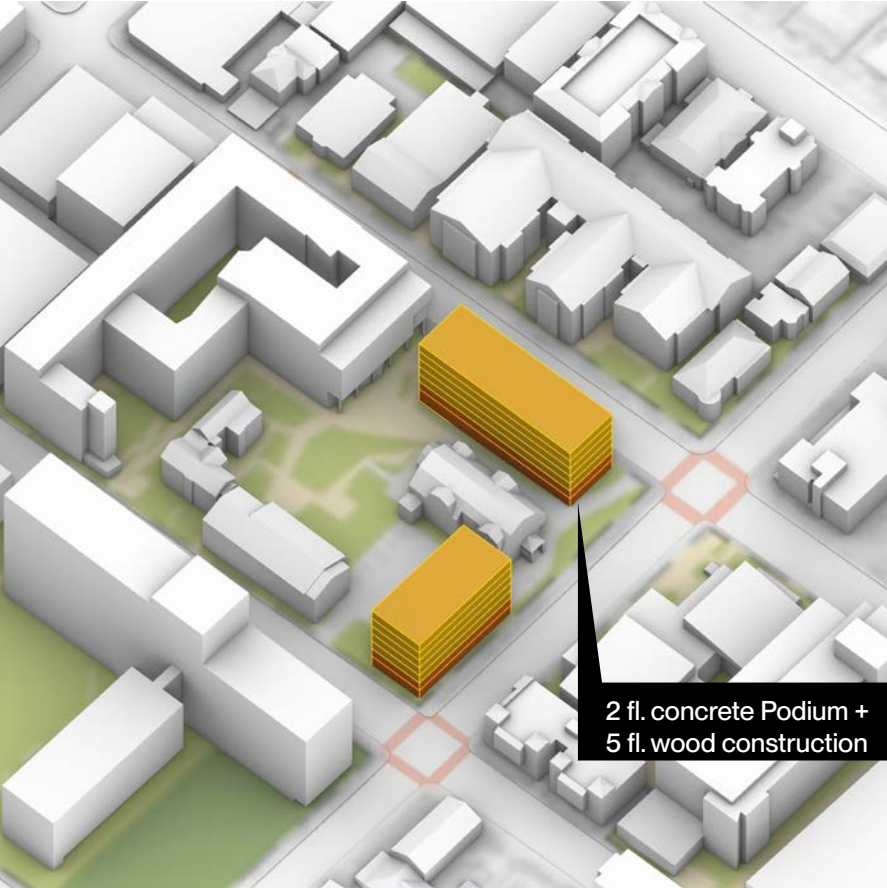
Scenario A: Channing Hall to remain

Slip 7

Two low-rise bars fronting Channing Way and Bowditch Street



Siting



Massing

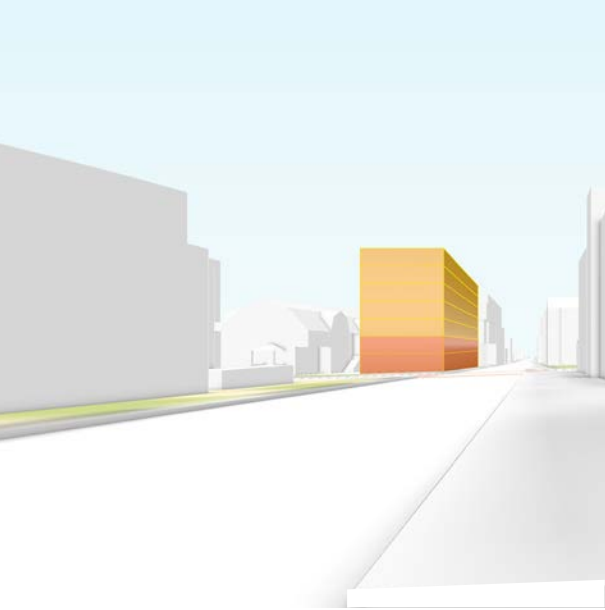
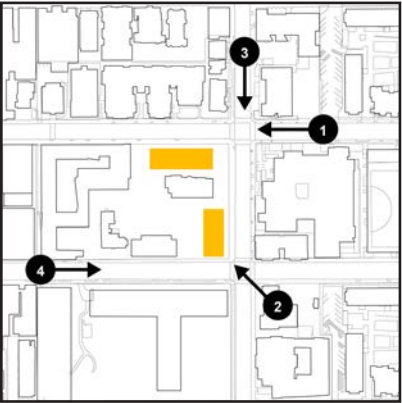
of Floors: 7

Max Height: 75'

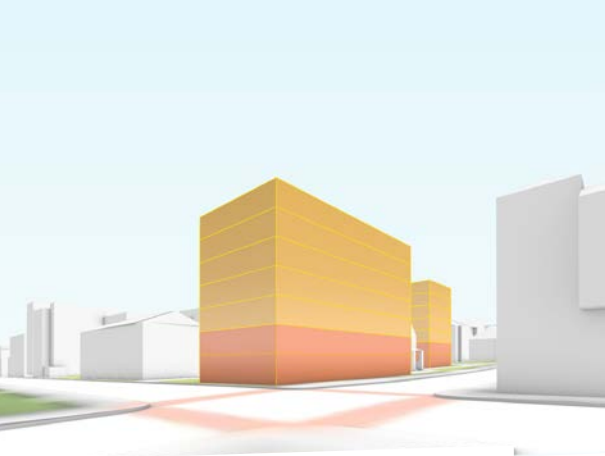
Target Density: 300 beds (Apartments)

Key Considerations:

- Low-rise massing responds to scale of adjacent buildings
- Channing Hall remains in place
- Placement of buildings allows for a central courtyard on the site.



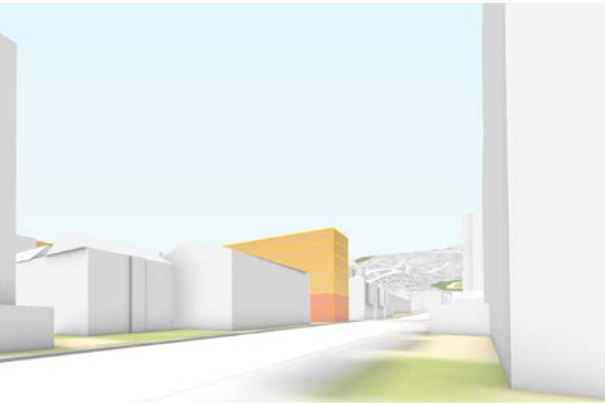
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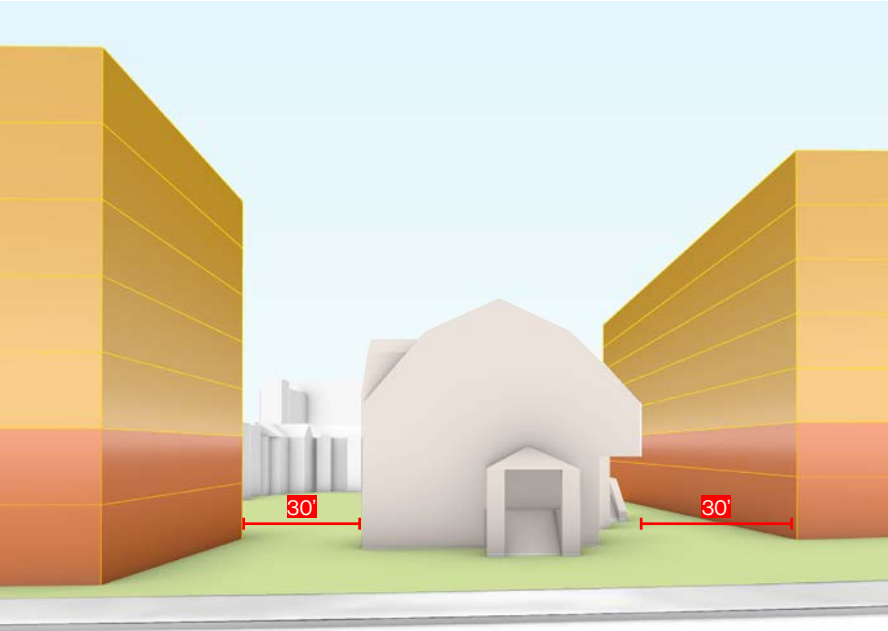
2.



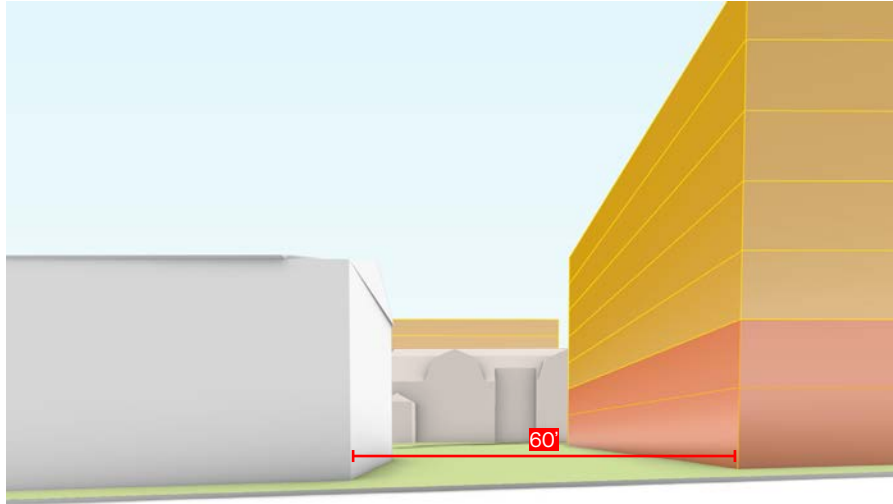
3.



4.



Elevation on Bowditch



Elevation on Haste



Aerial Looking East



Aerial Looking West

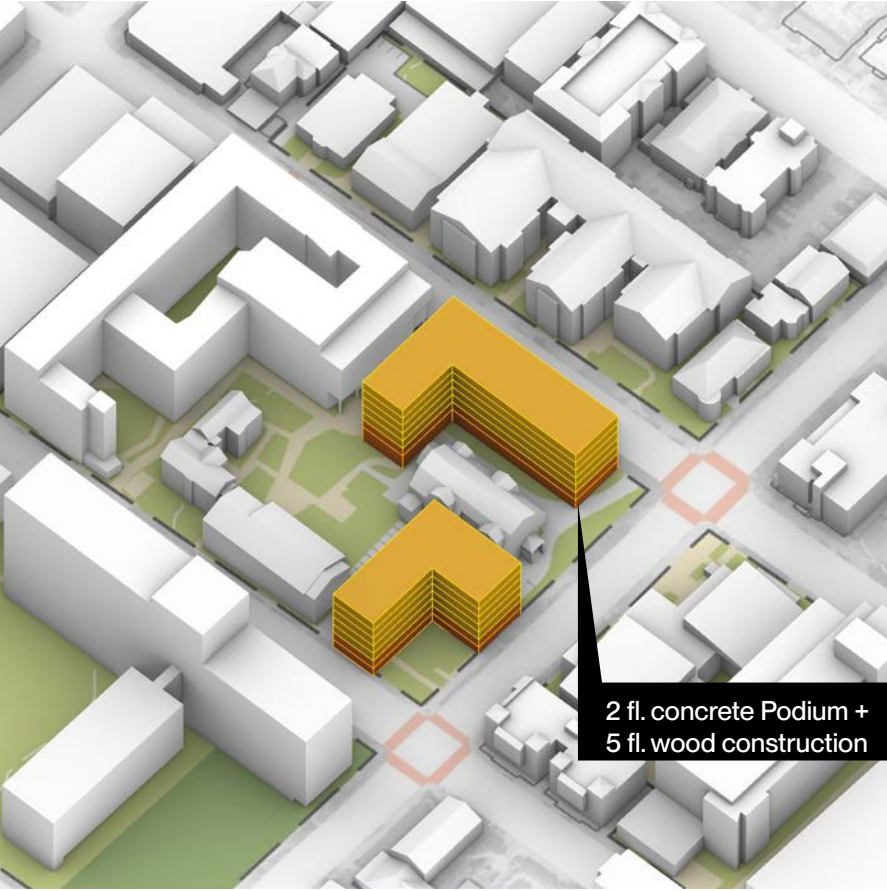
Scenario A: Channing Hall to remain

Elbow 7

Two low-rise L-shaped bars along Channing Way and Bowditch Street.



Siting



Massing

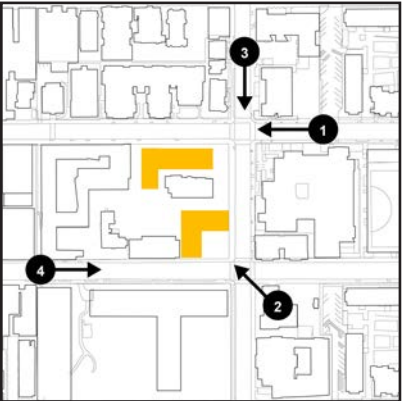
of Floors: 7

Max Height: 75'

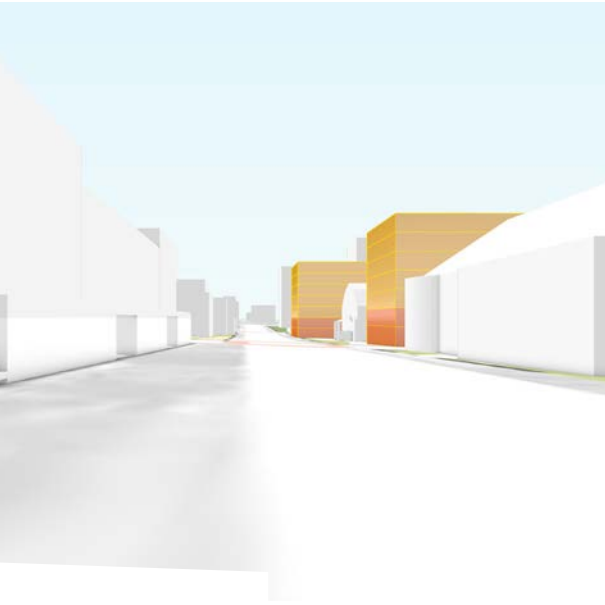
Target Density: 400 beds (Apartments)

Key Considerations:

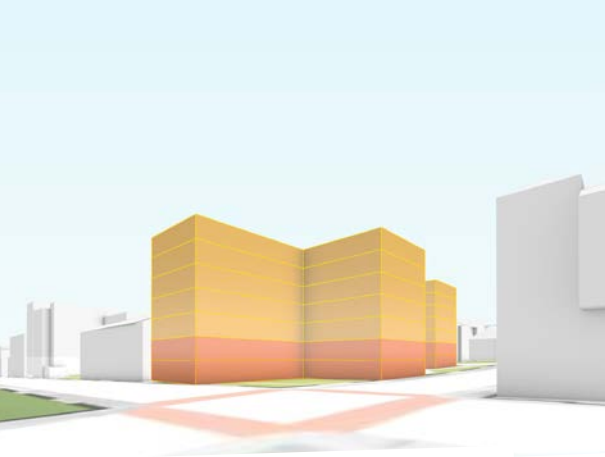
- Low-rise massing responds to scale of adjacent buildings.
- Channing Hall remains in place.
- L-shape massing allows for higher bed count while still keeping a central courtyard.
- Channing Hall has less visible facade with L-shaped massing.



1.



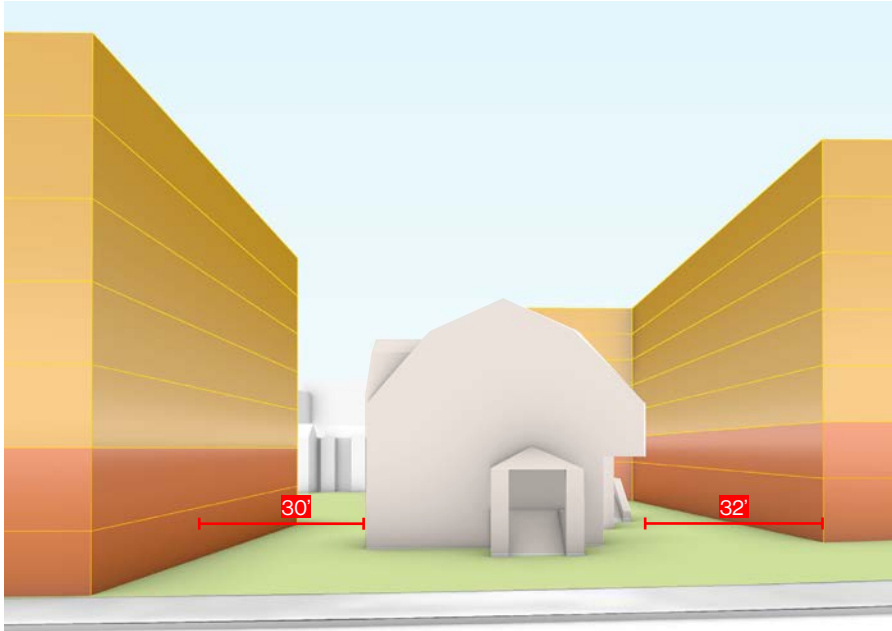
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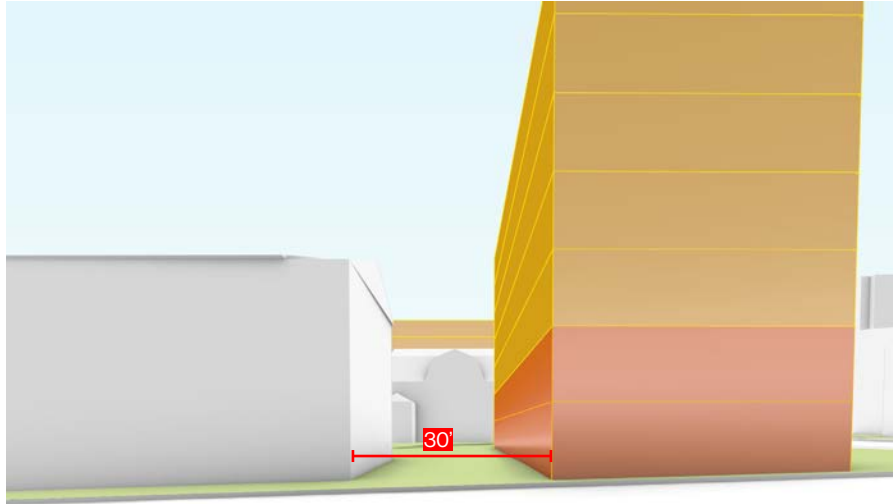
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4.



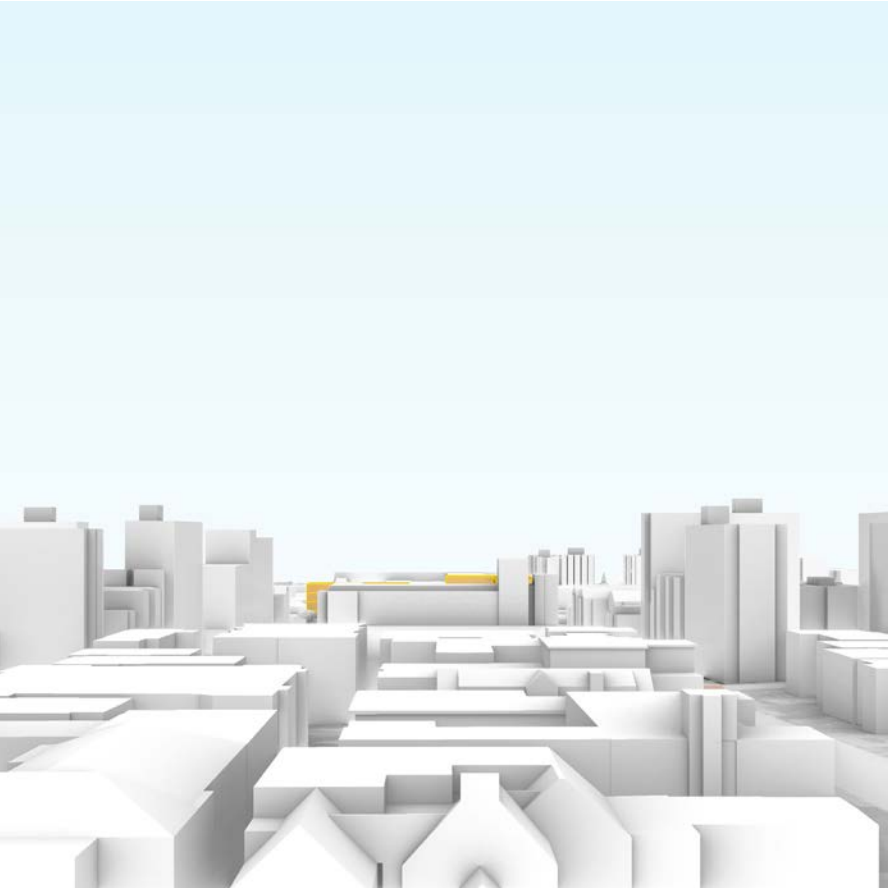
Elevation on Bowditch



Elevation on Haste



Aerial Looking East



Aerial Looking West

Scenario B: Channing Hall to be relocated on site

AH 1

Massing option as proposed by the Anna Head advocacy group



Siting



Massing

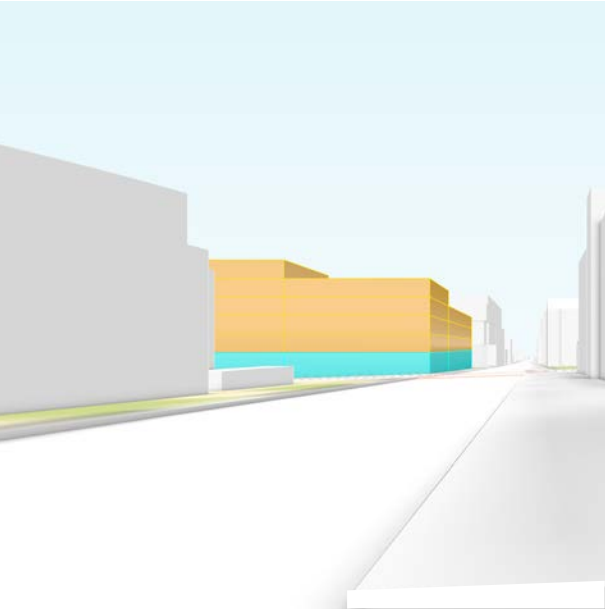
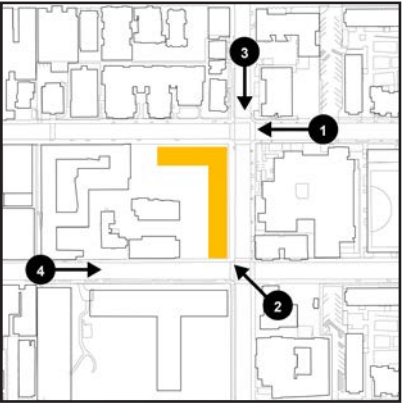
of Floors: 6

Max Height: 65'

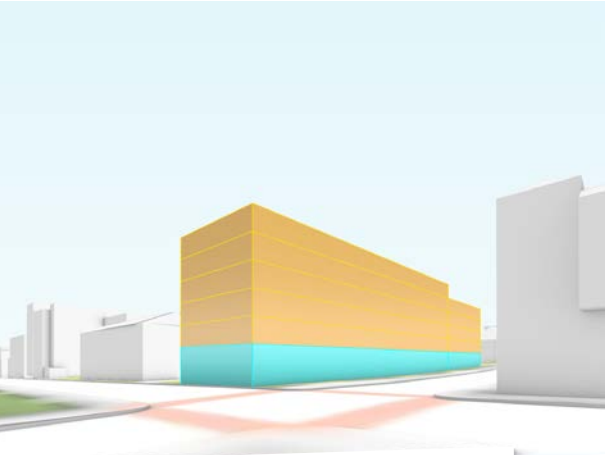
Target Density: 275 beds (Apartments)

Key Considerations:

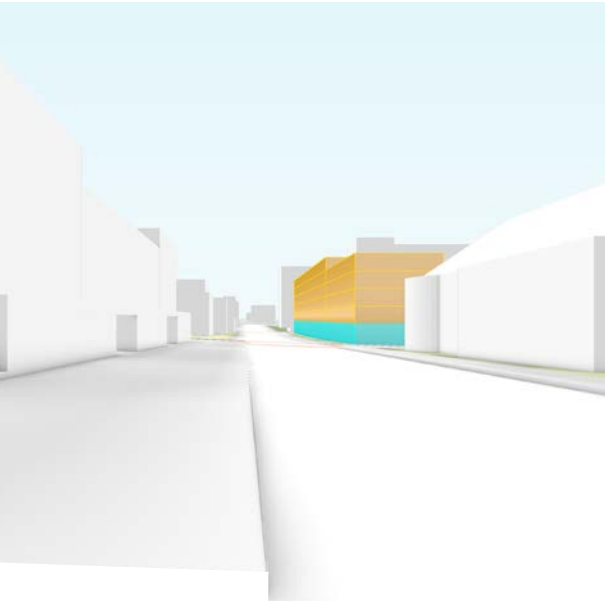
- Low-rise massing responds to scale of adjacent buildings
- Channing Hall is relocated on the site
- Project will include relocation costs and low bed count



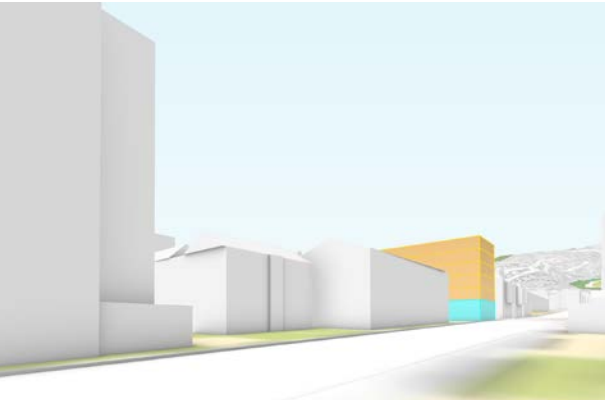
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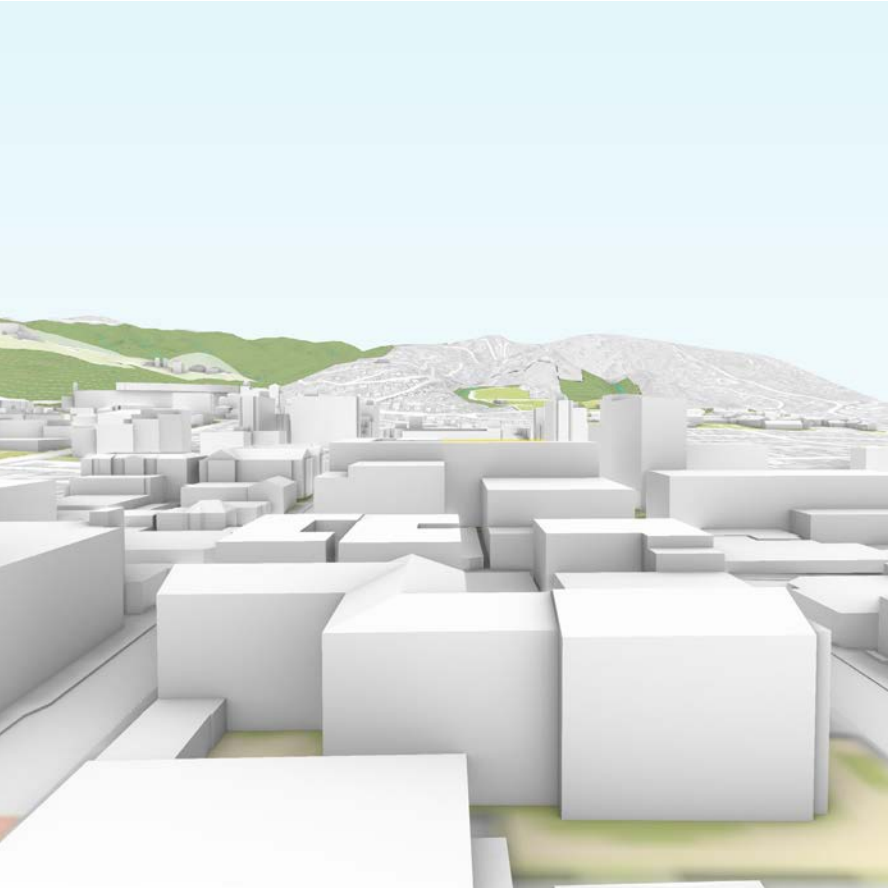
2.



3.



4.



Aerial Looking East



Aerial Looking West

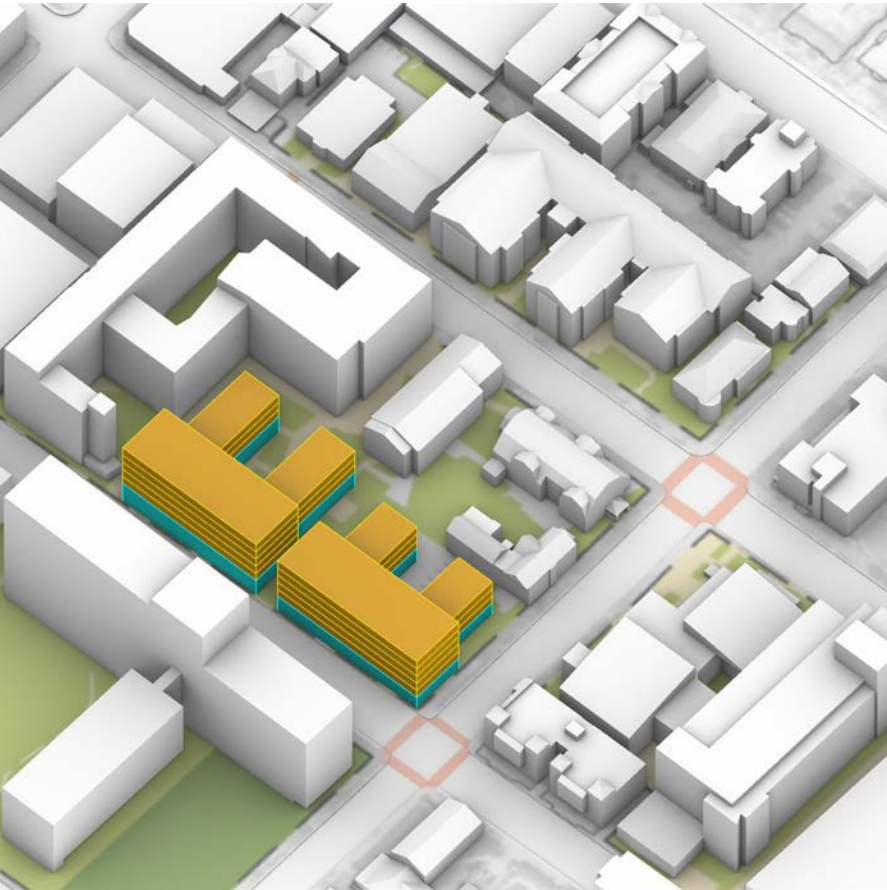
Scenario B: Channing Hall to be relocated on site

AH 2 (low rise)

Alternate massing option as proposed by the Anna Head advocacy group



Siting



Massing

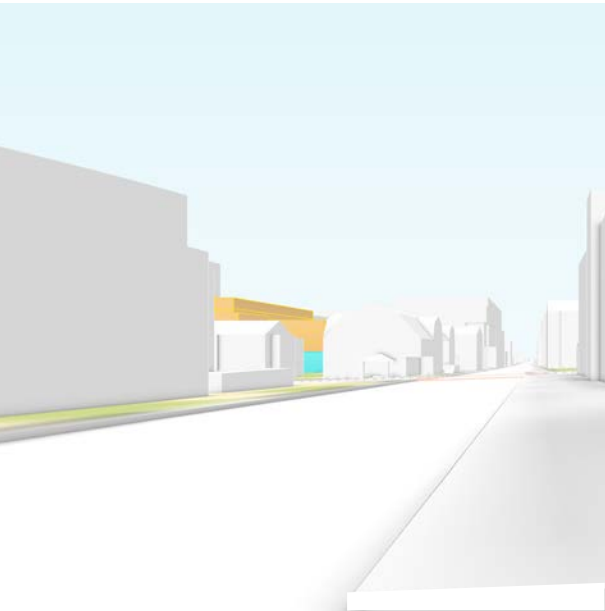
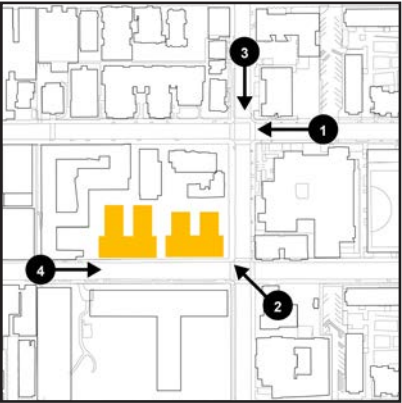
of Floors: 6

Max Height: 65'

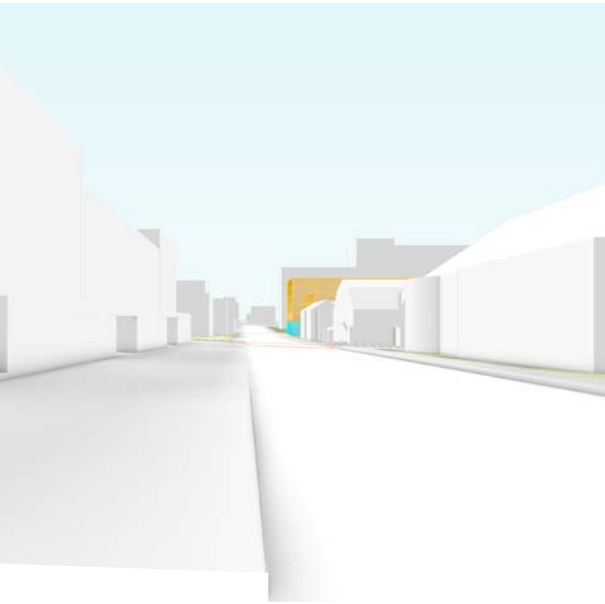
Target Density: 350 beds (Apartments)

Key Considerations:

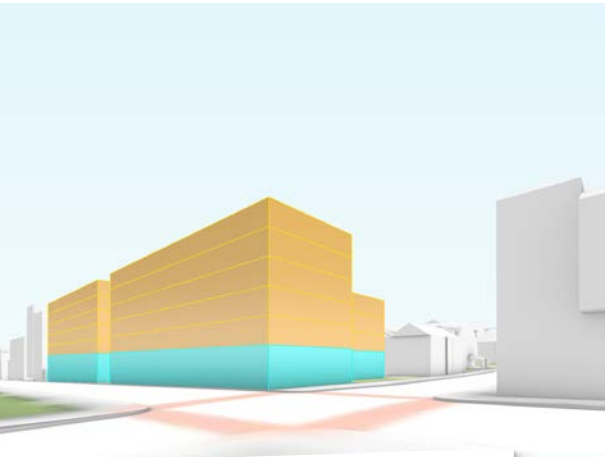
- Low-rise massing responds to scale of adjacent buildings
- Entire Anna Head complex is relocated on the site
- Project will include relocation costs and low bed count



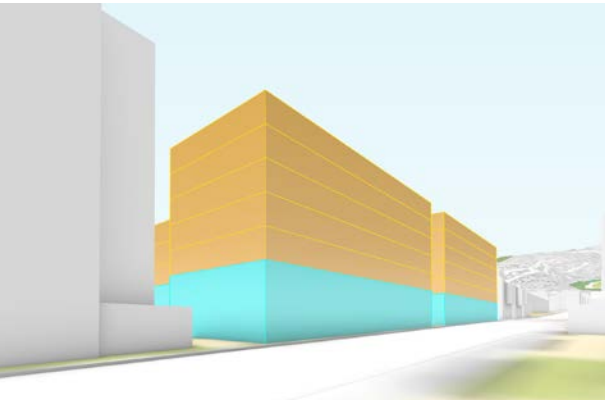
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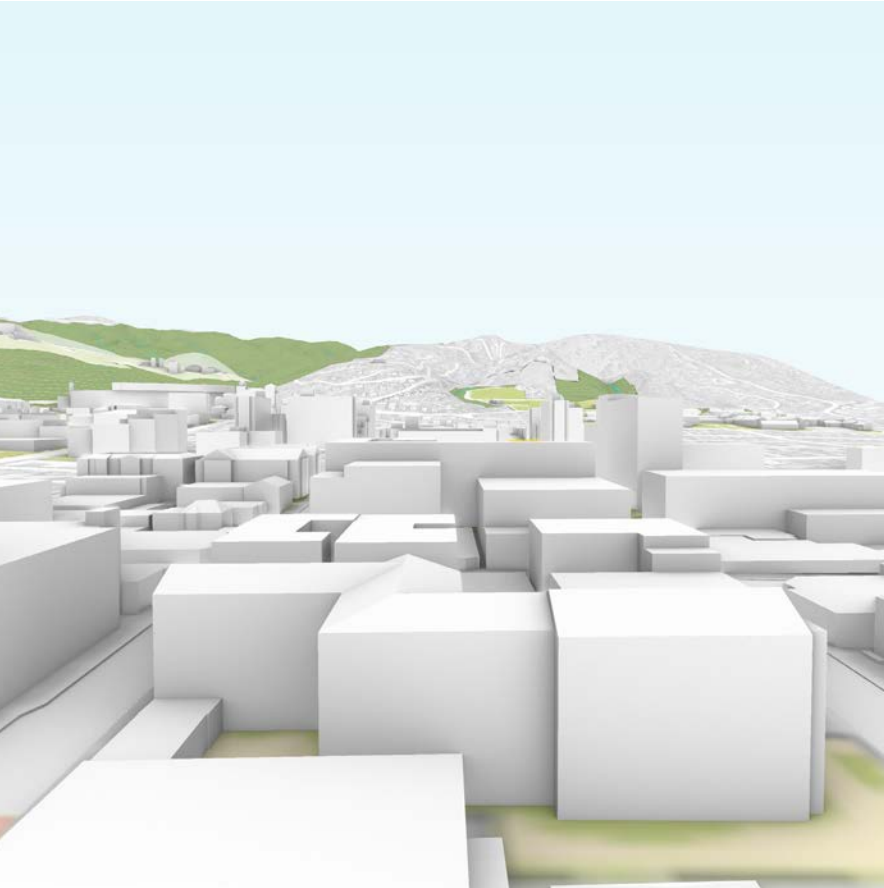
3.



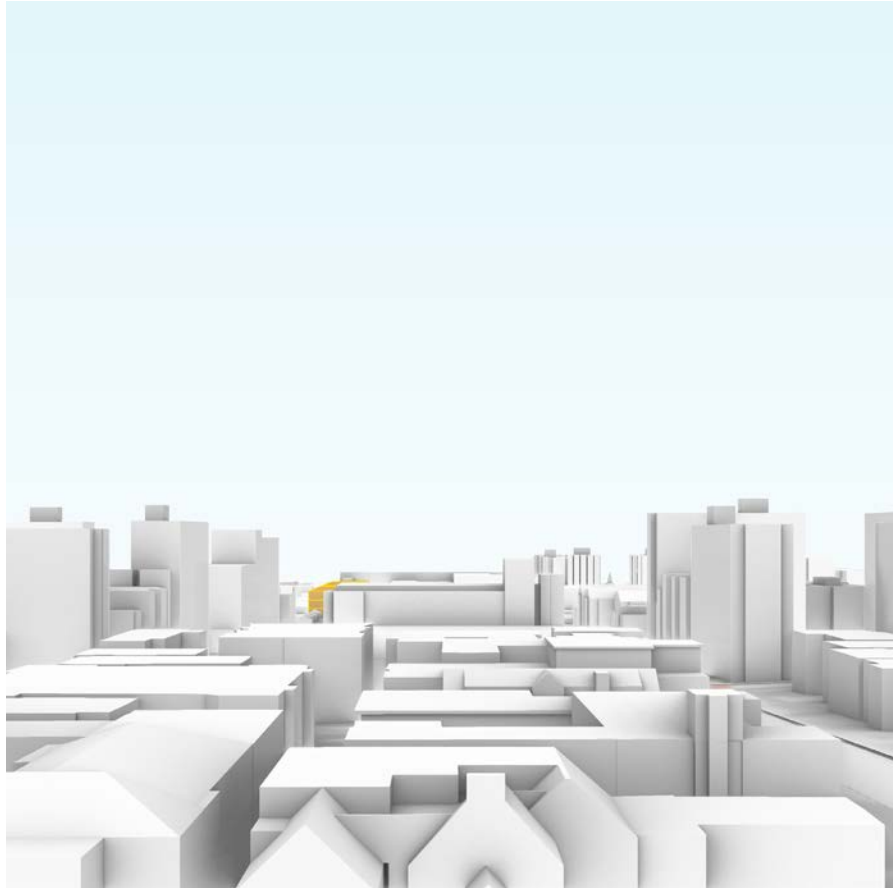
2.



4.



Aerial Looking East



Aerial Looking West



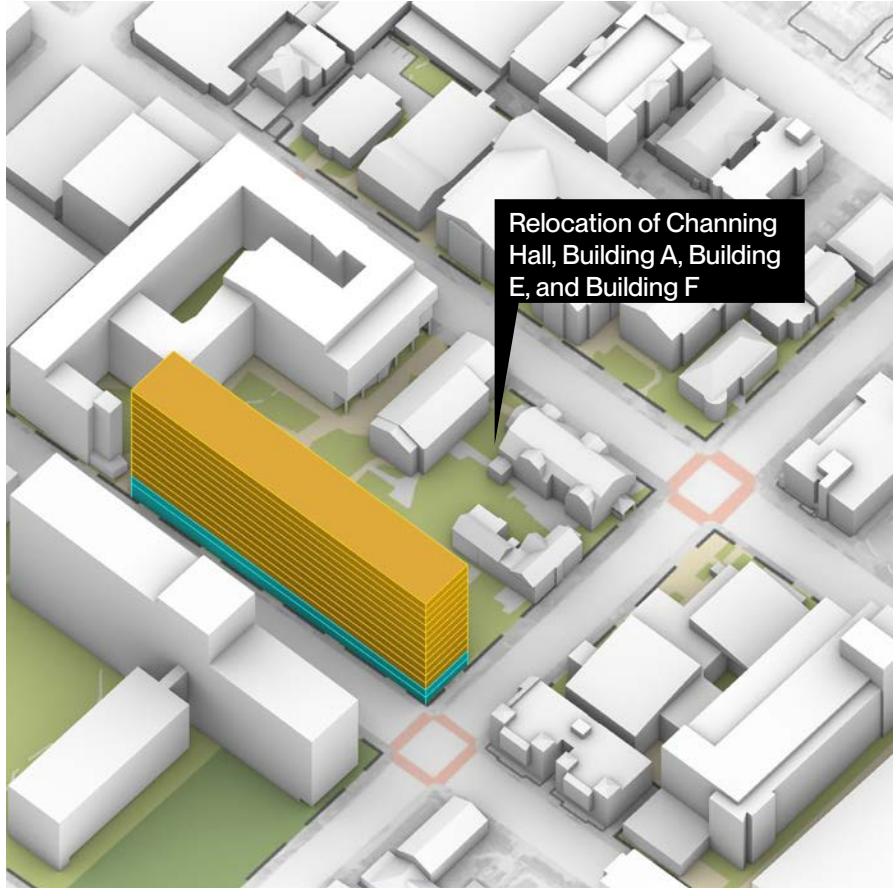
Scenario B: Channing Hall to be relocated on site

AH 2 (High Rise)

Alternate massing option as proposed by the Anna Head advocacy group



Siting



Massing

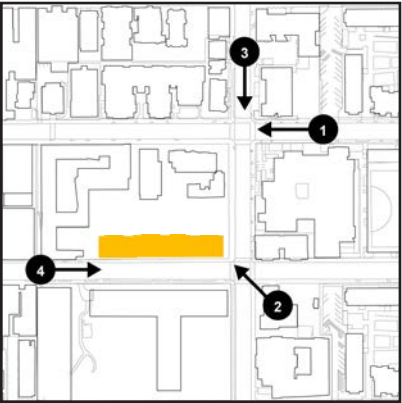
of Floors: 14

Max Height: 145’

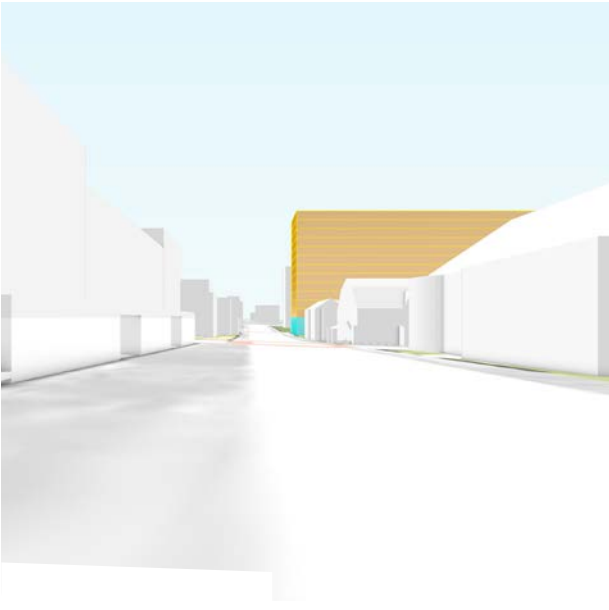
Target Density: 1000 beds (Triples)
900 beds (Doubles)

Key Considerations:

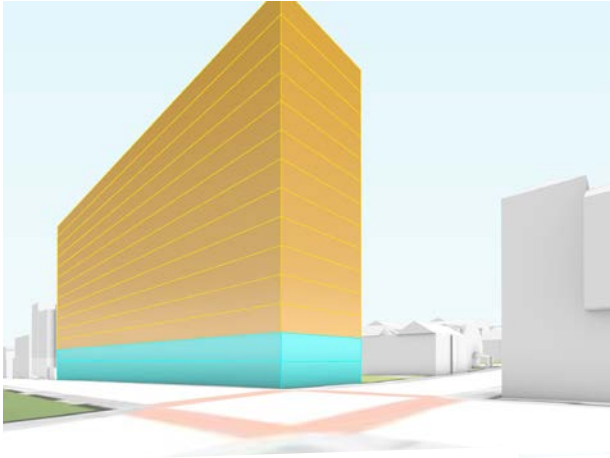
- Entire Anna Head complex is relocated on the site
- Project will include relocation costs and lower bed count than comparable high-rise options



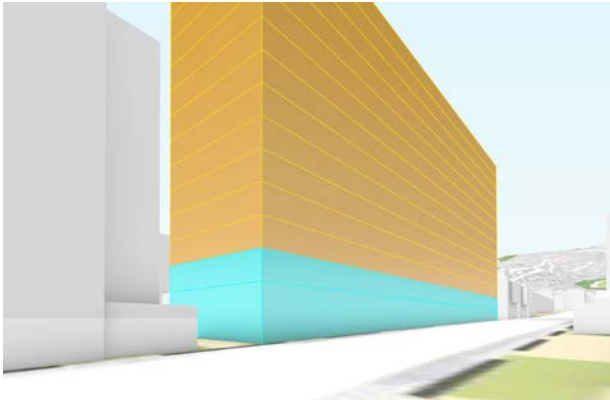
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3.



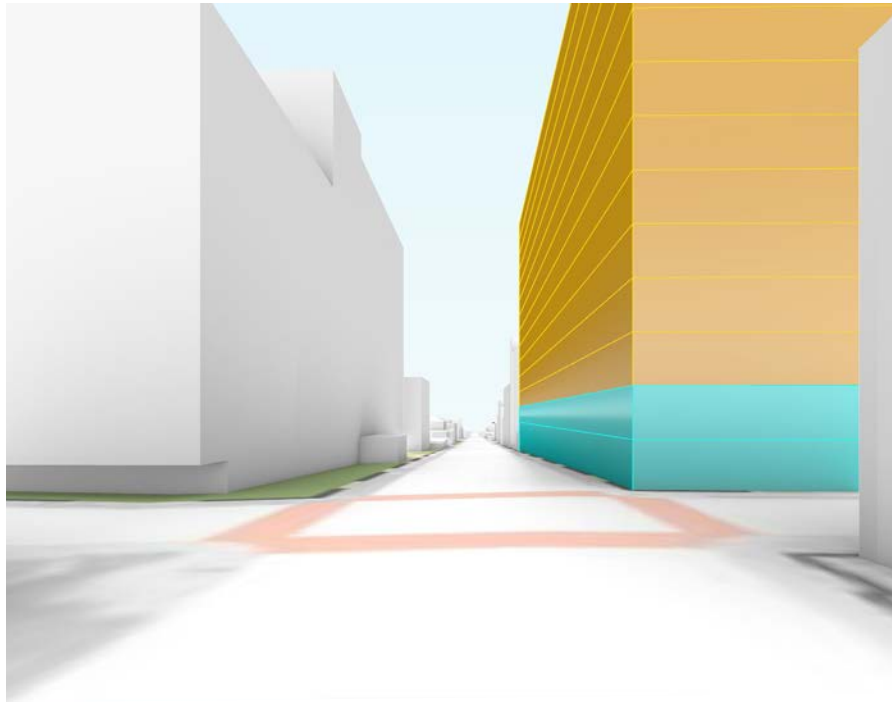
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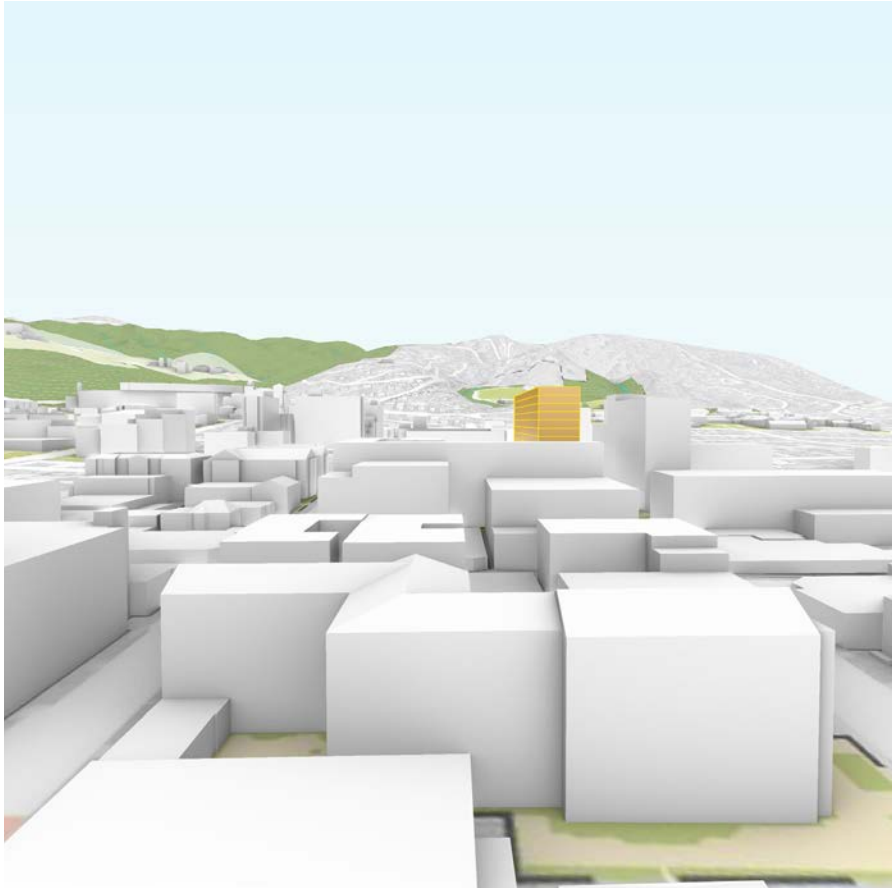
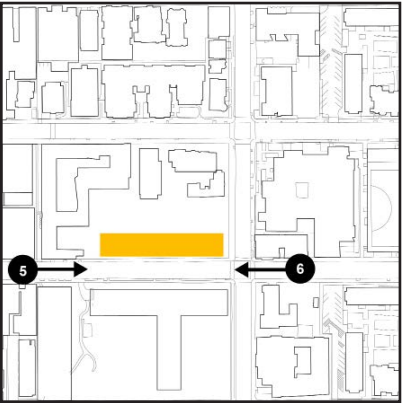
4.



5. View on Haste Street Looking East



6. View on Haste Street Looking West



Aerial Looking East



Aerial Looking West

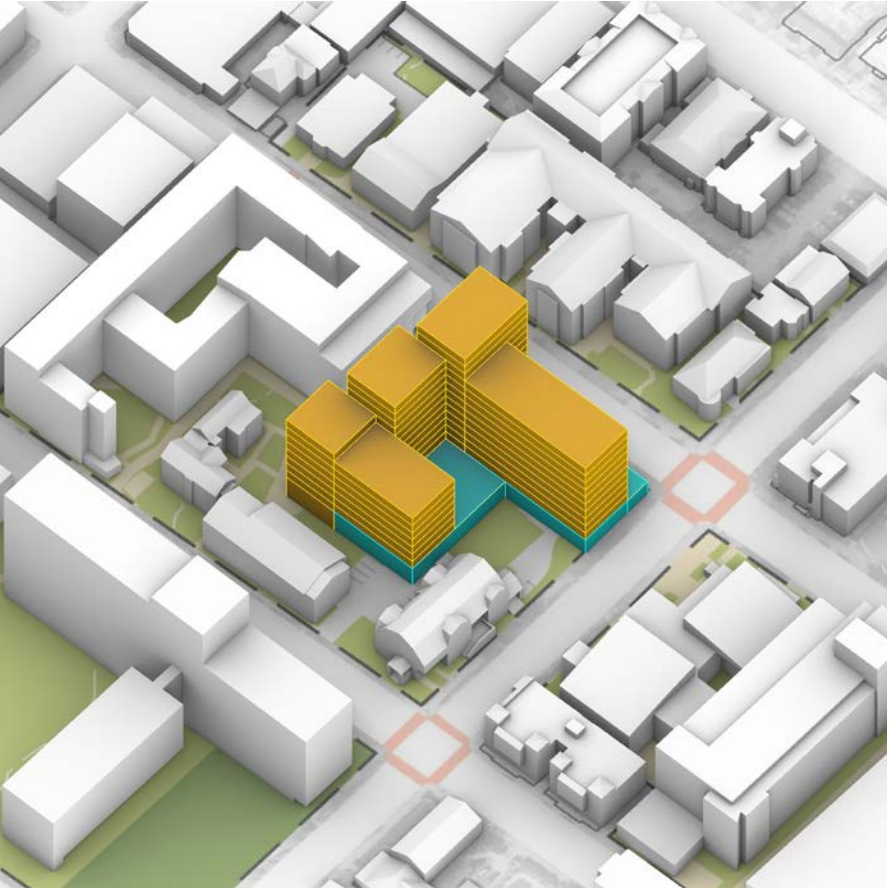
Scenario B: Channing Hall to be relocated on site

Spine

Two bars of amenity and units joined by a central spine of terraced residences orient themselves to preserve a delicate street presence.



Siting



Massing

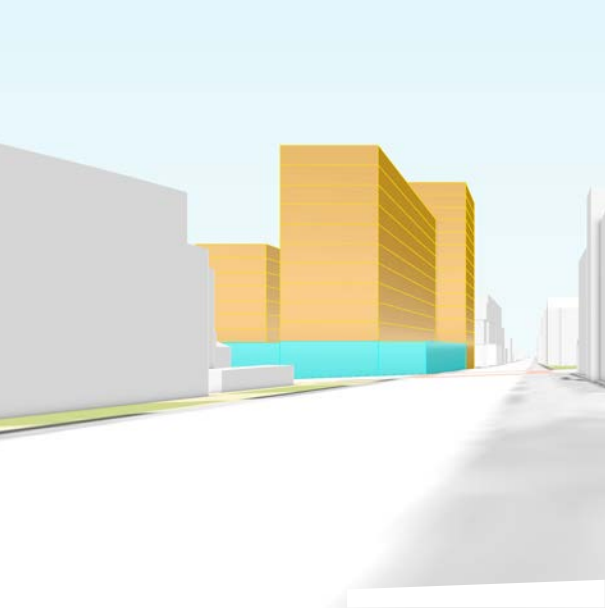
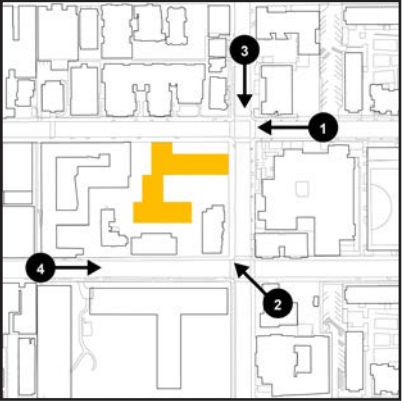
of Floors: 14

Max Height: 140'

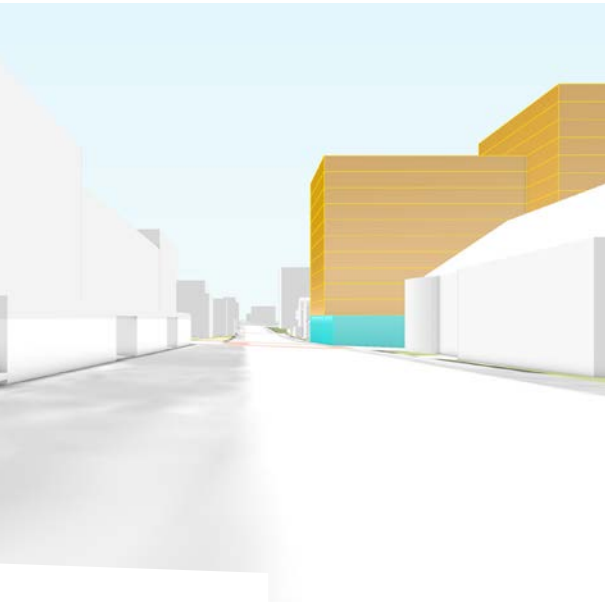
Target Density: 1200 beds (Triples)
950 beds (Doubles)

Key Considerations:

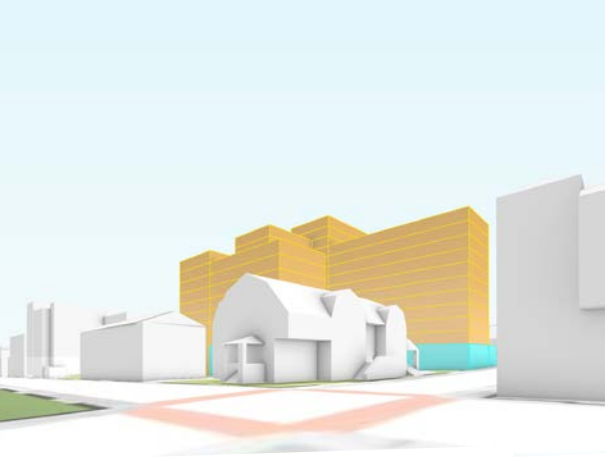
- Terraced volumes invite sunlight into the interior units + outdoor spaces
- Massing steps down to the historic buildings along Haste St.
- Narrow end of each residential bar is oriented to the street for a delicate street presence



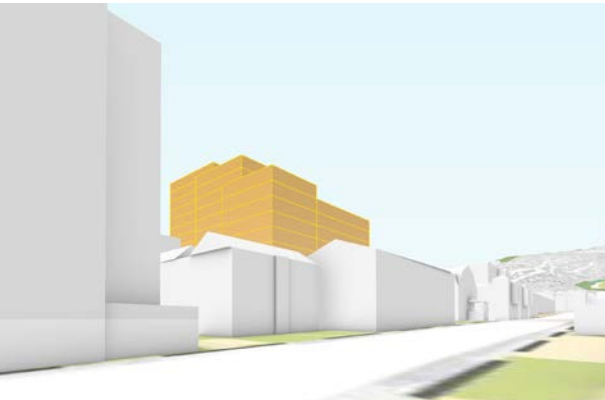
1.



3.



2.



4.



Aerial Looking East

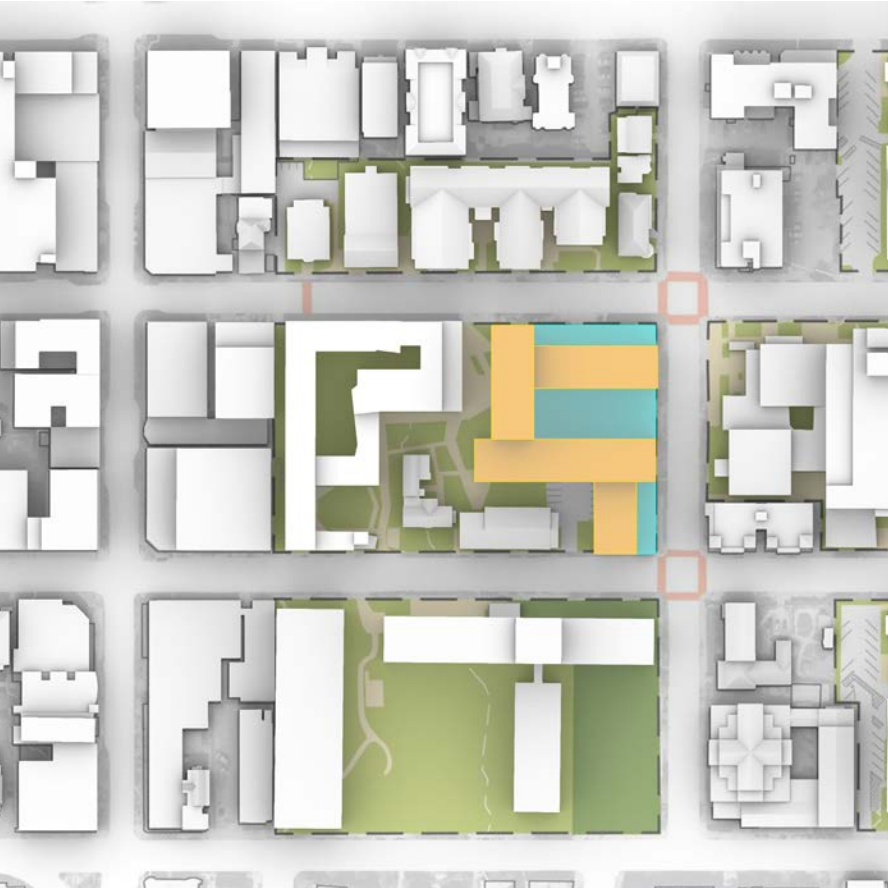


Aerial Looking West

Scenario C: Channing Hall to be removed

Expanded Spine

The four bars are strategically scaled to address adjacent building heights and exposure to natural light, while accomodating a higher-density suite mix.



Siting



Massing

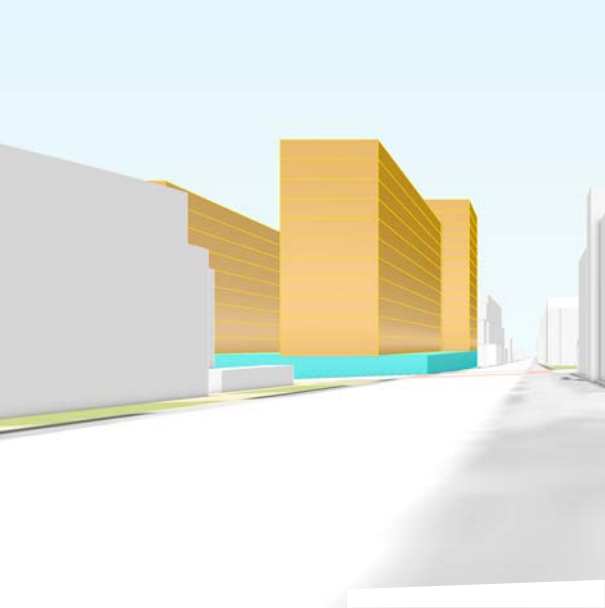
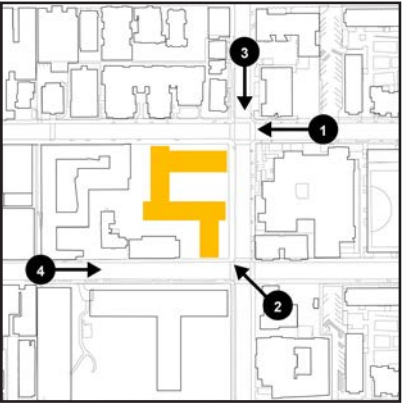
of Floors: 14

Max Height: 145'

Target Density: 1800 beds (Triples)
1450 beds (Doubles)

Key Considerations:

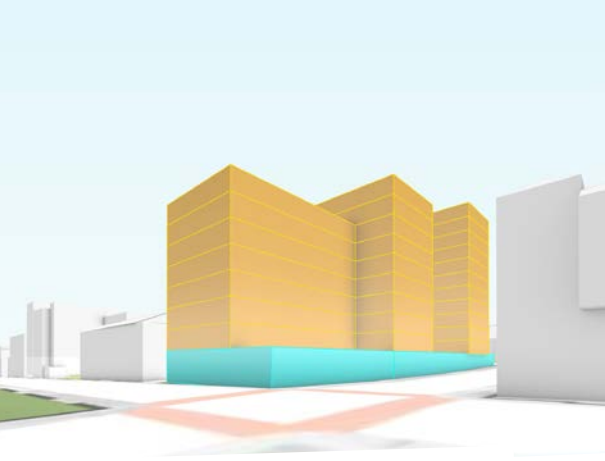
- The massing steps down towards South and West to preserve courtyard sunlight
- The massing maintains a slender profile on Haste St. to match the street-front scale of the context
- Elevated podium provides secure shared spaces and generous servicability at ground level



1.



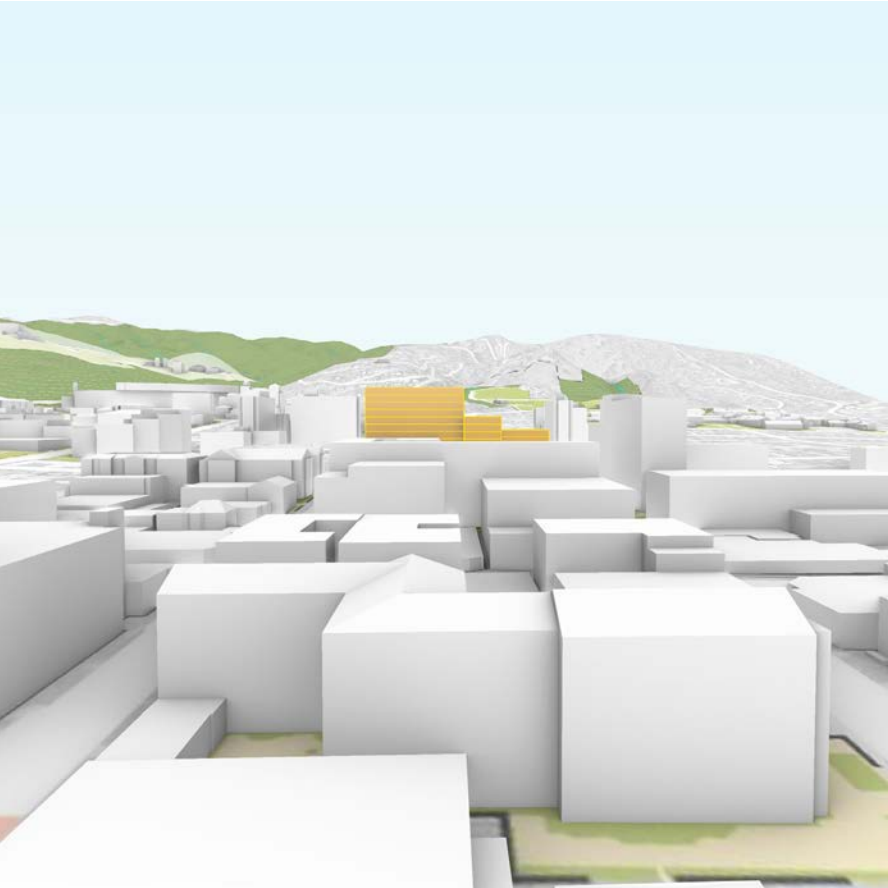
3.



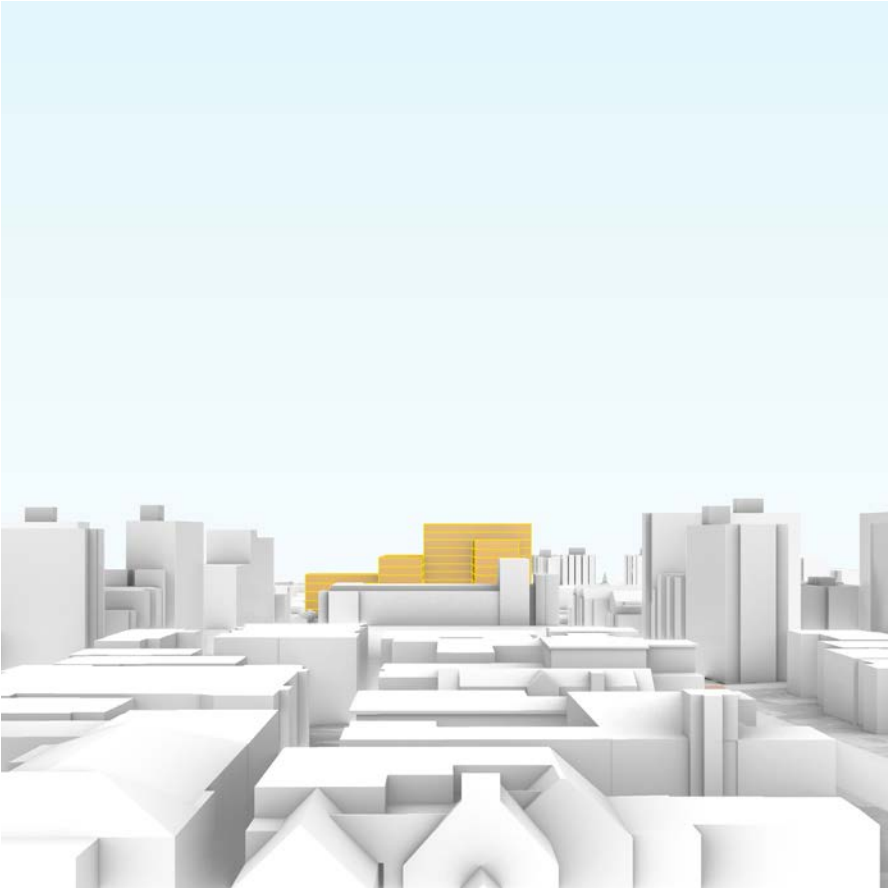
2.



4.



Aerial Looking East



Aerial Looking West

Scenario A:
Channing Hall to remain



Grounded Frame Lifted Frame Low Frame Slip Elbow

Scenario B:
Channing Hall relocated on site



Bar Podium Border Tall Spine Spine (Max) Core



Tall Village Village (Max)

Scenario C:
Channing Hall removed



Podium Donut Donut Podium Steps Steps Podium

Appendix:
Other Studies

Appendix: Other Studies

Scenario A

Scenario A:
Channing Hall to remain



Grounded Frame



Lifted Frame



Low Frame



Slip



Elbow

Scenario A: Channing Hall to remain

Grounded Frame

New residential life framing the historic Channing Hall as a centerpiece in a public landscape.



Siting



Massing

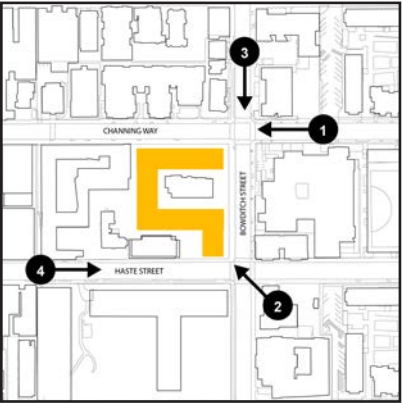
of Floors: 14

Max Height: 145'

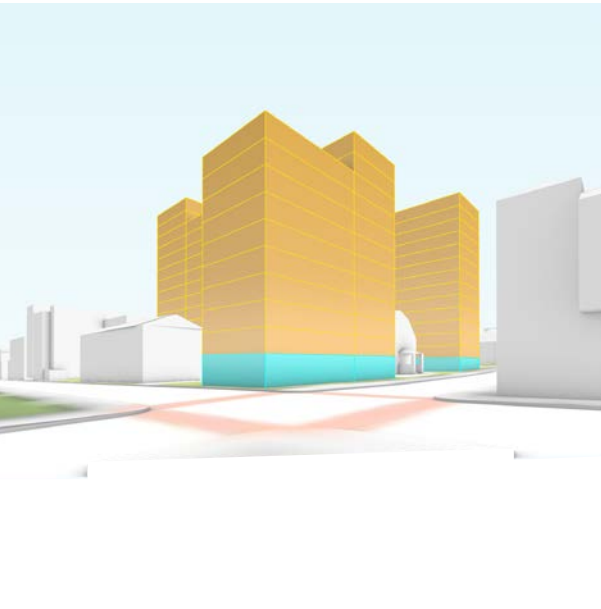
Target Density: 1500 beds

Key Considerations:

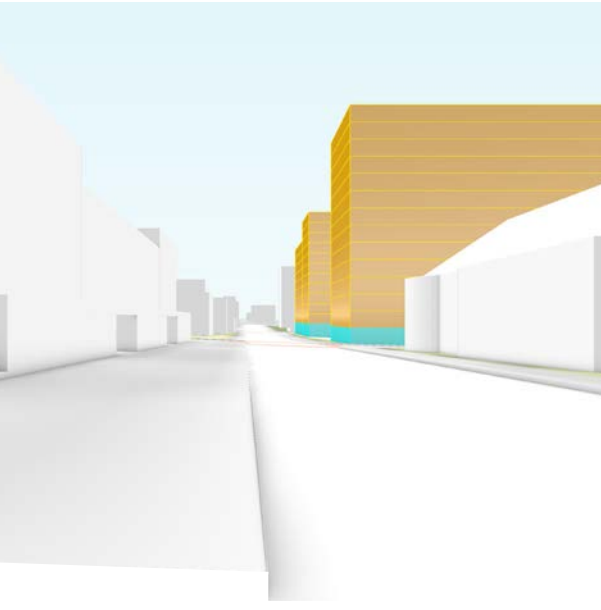
- <20' setback from Channing Hall at North
- Dining and Amenities placed on ground floor



1.



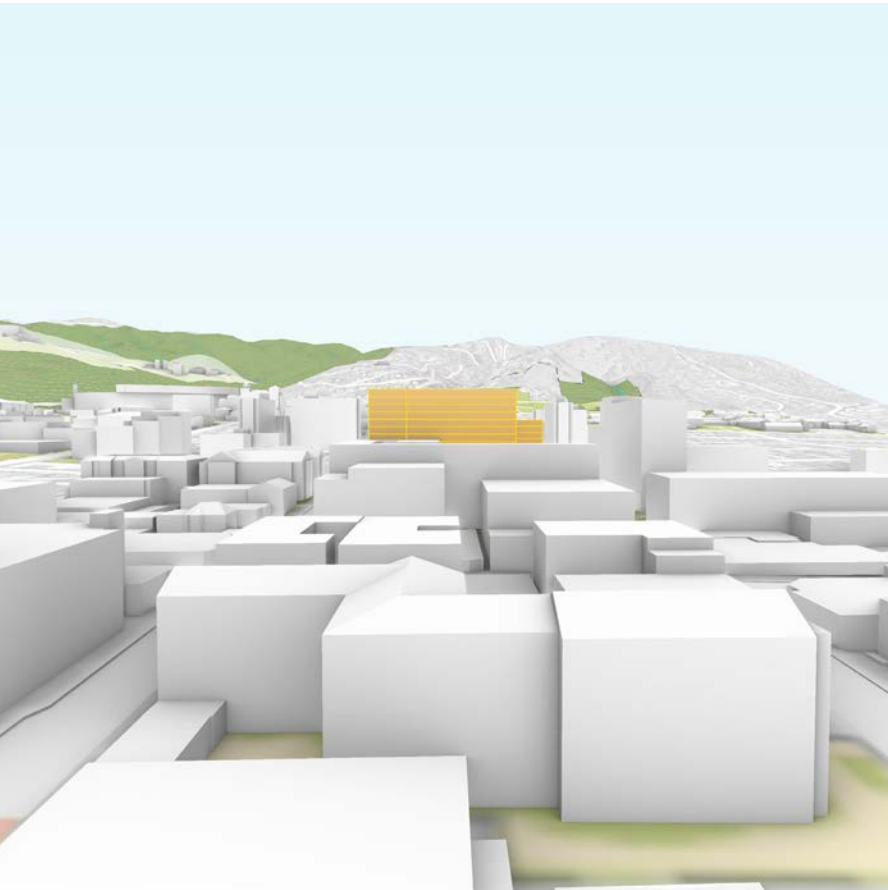
2.



3.



4.



Aerial Looking East



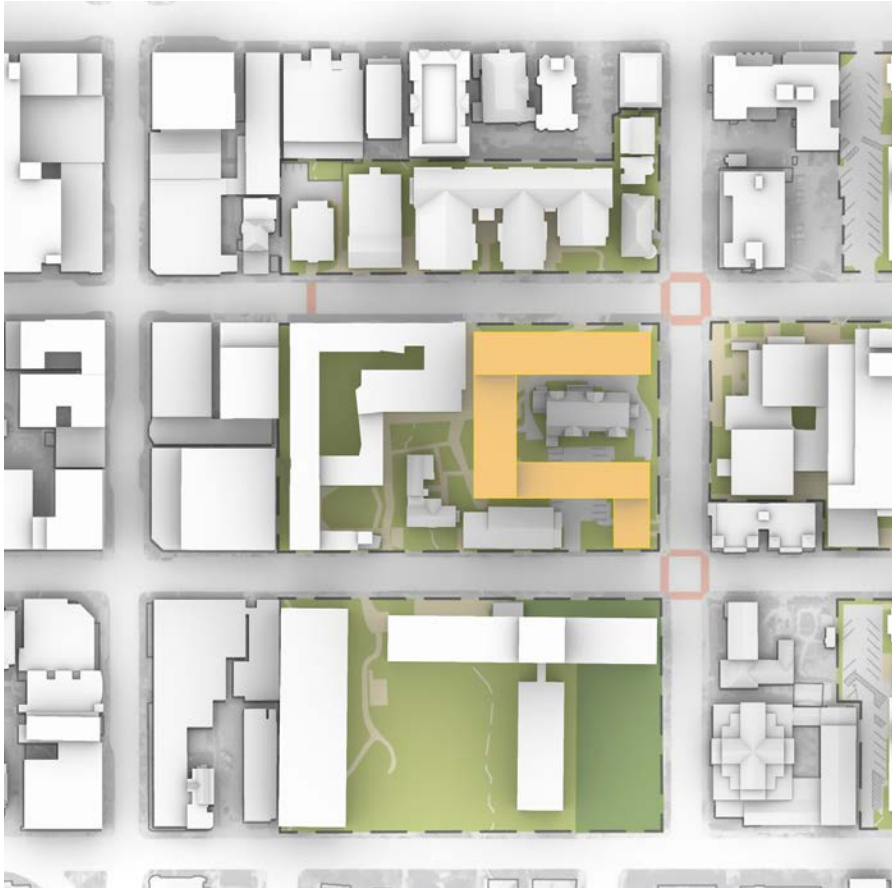
Aerial Looking West



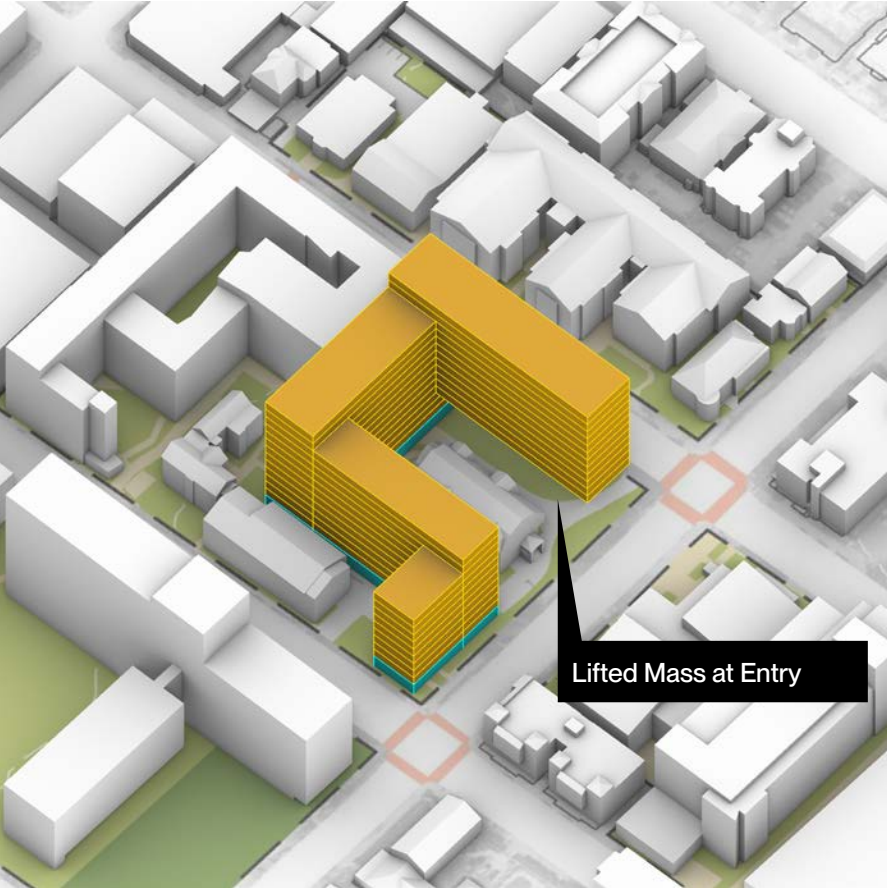
Scenario A: Channing Hall to remain

Lifted Frame

The frame lifts, creating visual and experiential relationships to Channing Hall from both Bowditch Street and Channing Way.



Siting



Massing

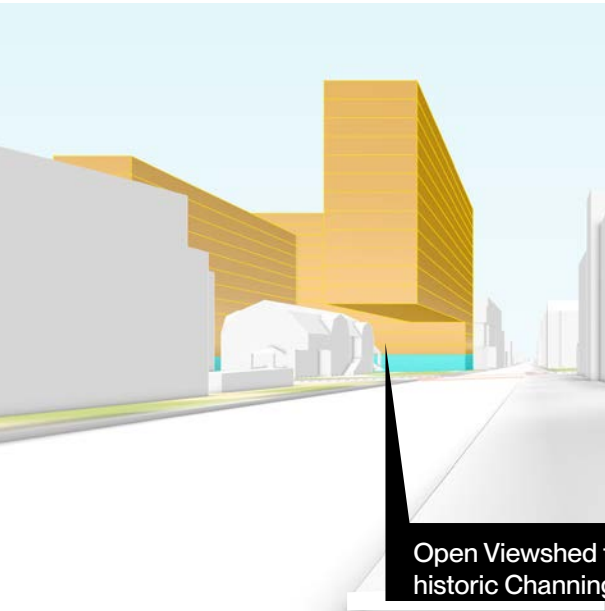
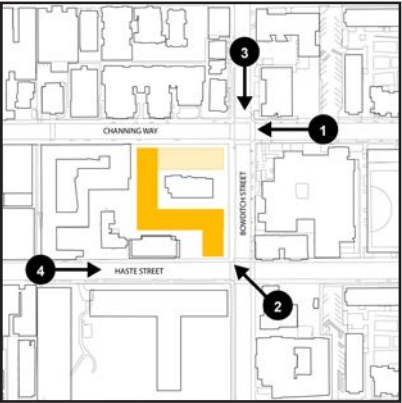
of Floors: 16

Max Height: 165'

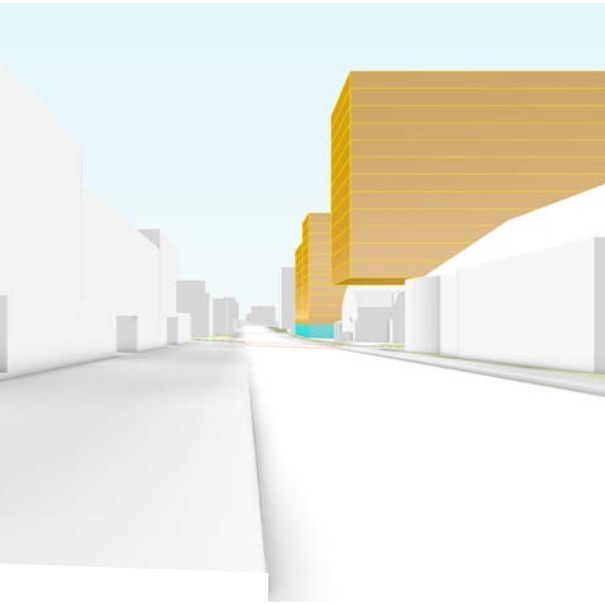
Target Density: 1500 beds

Key Considerations:

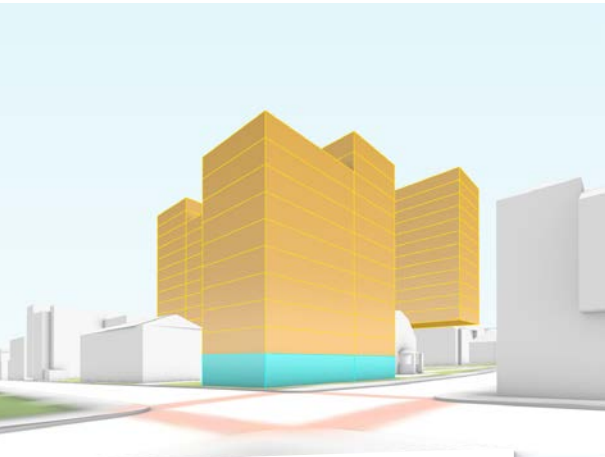
- Open corner at North-West allows for more fluid relationship between the academic neighborhood and the building's outdoor common space
- 8 floor building height to south retains sensitivity to context buildings
- Lifted mass to north creates covered outdoor space for additional amenity programming



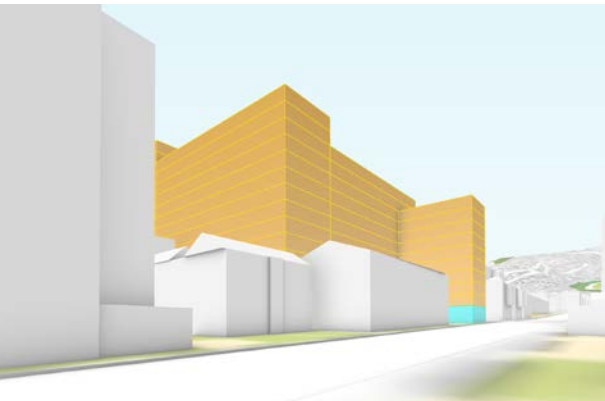
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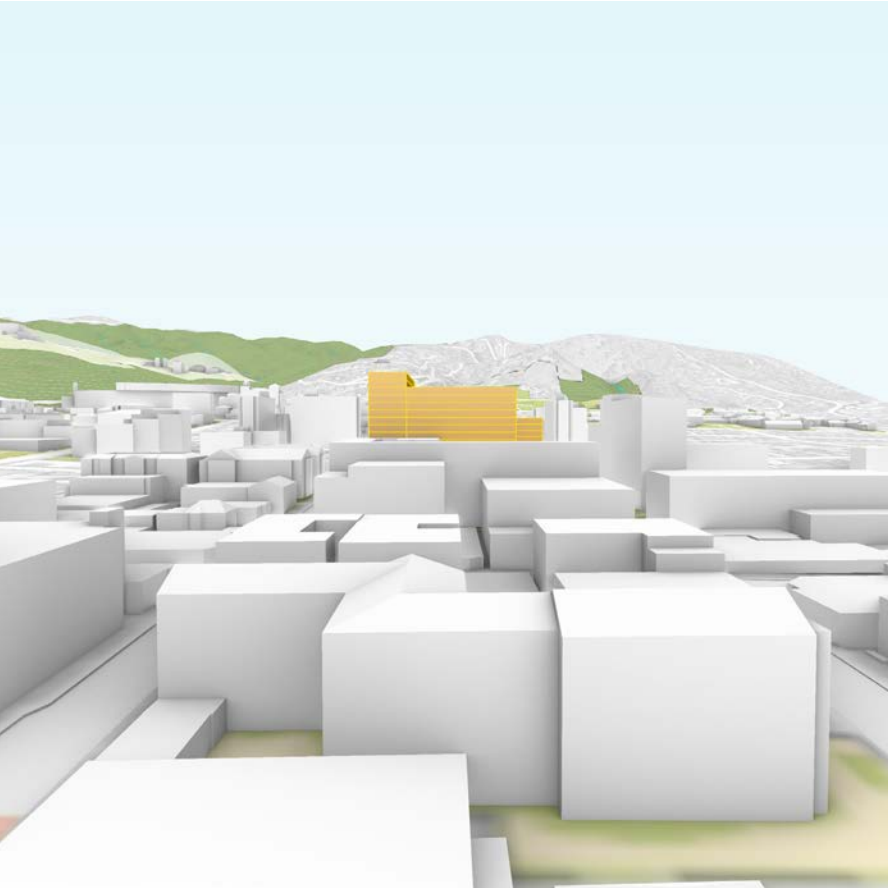
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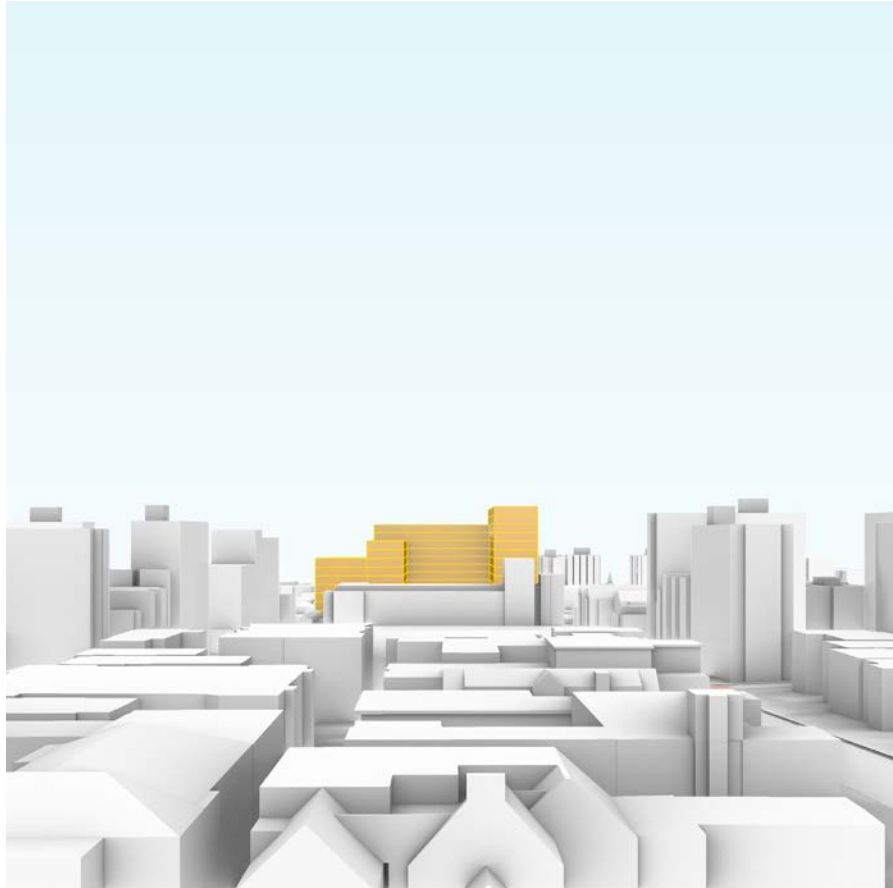
2.



4.



Aerial Looking East



Aerial Looking West

Scenario A: Channing Hall to remain

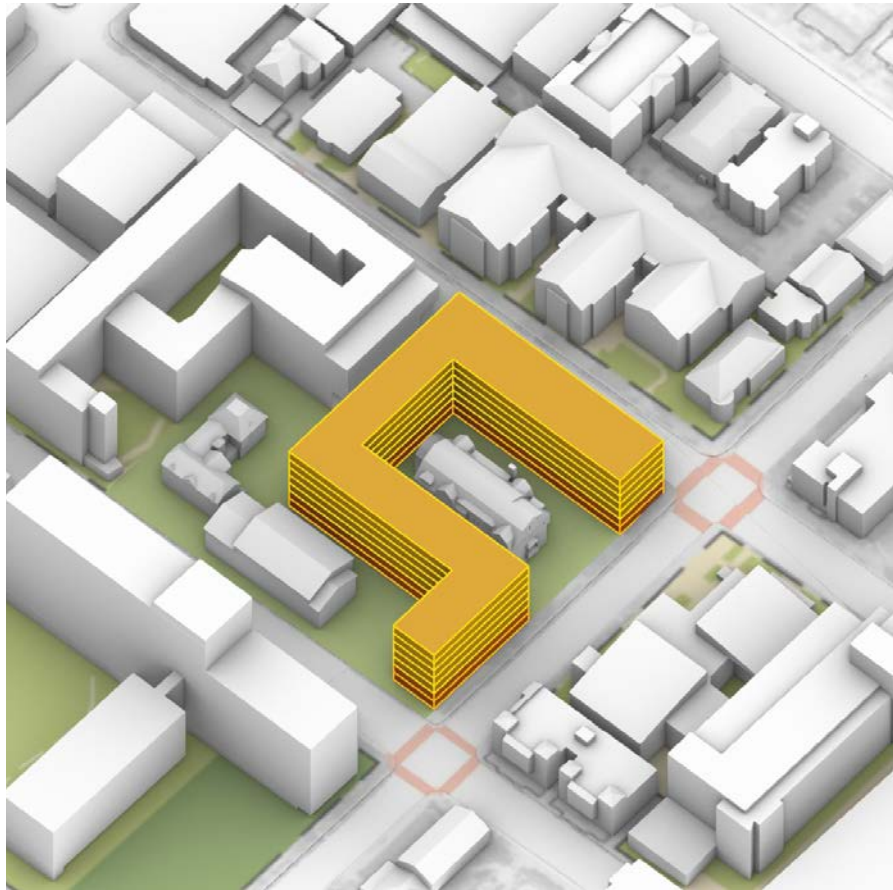
Low Frame

A 7 Floor Frame around historic Channing Hall



Siting

Massing

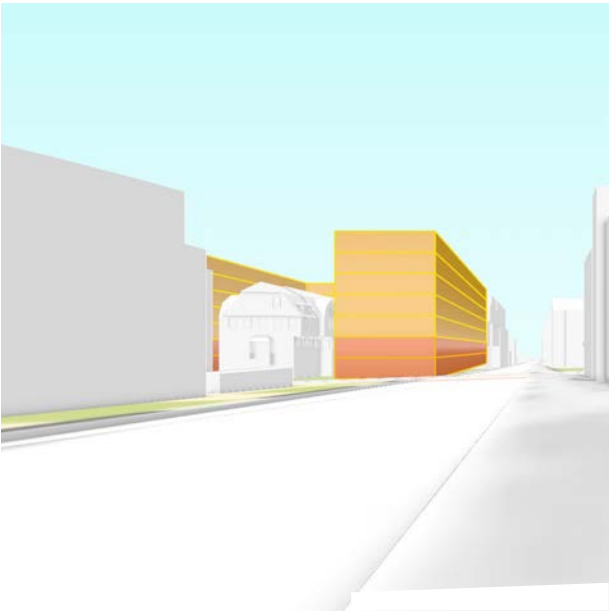
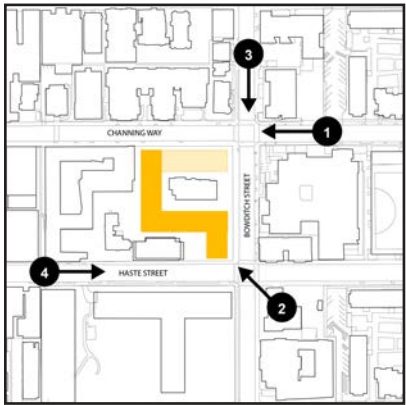


Low Frame

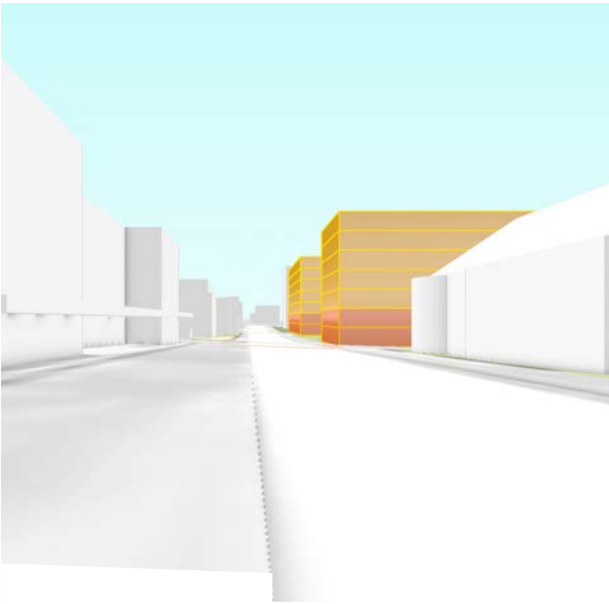
of Floors: 7

Max Height: 75'

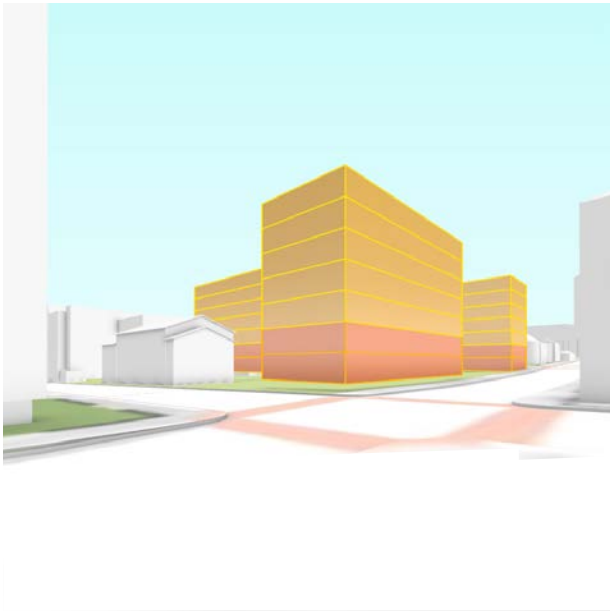
Target Density: 500 beds



1.



3.

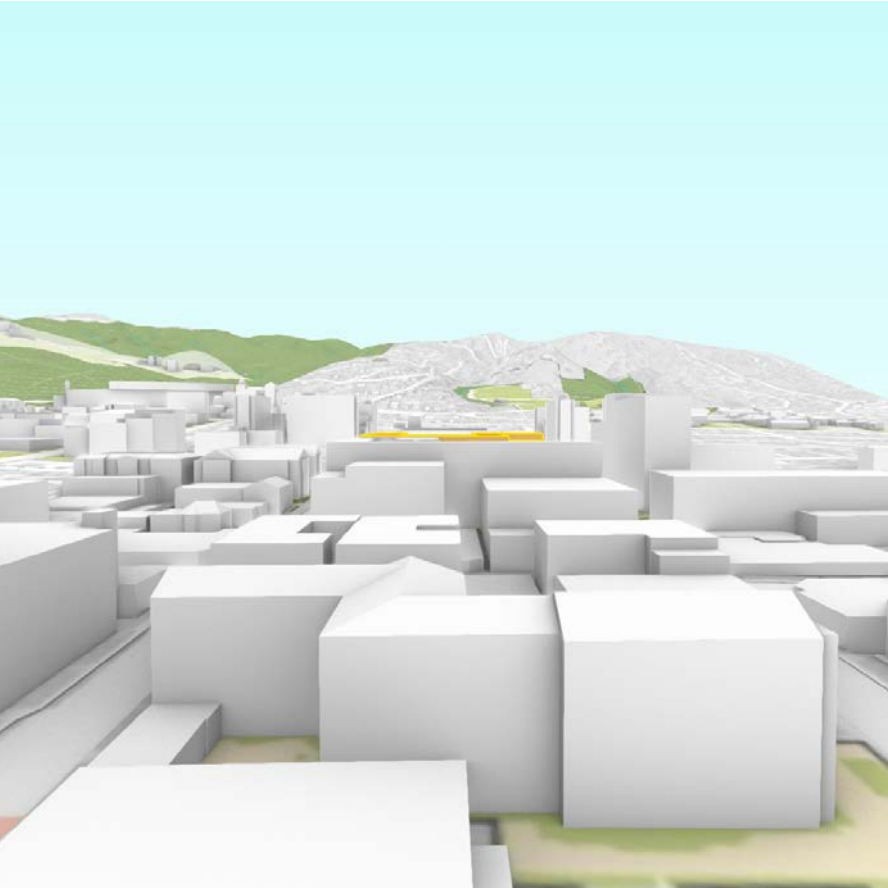


2.

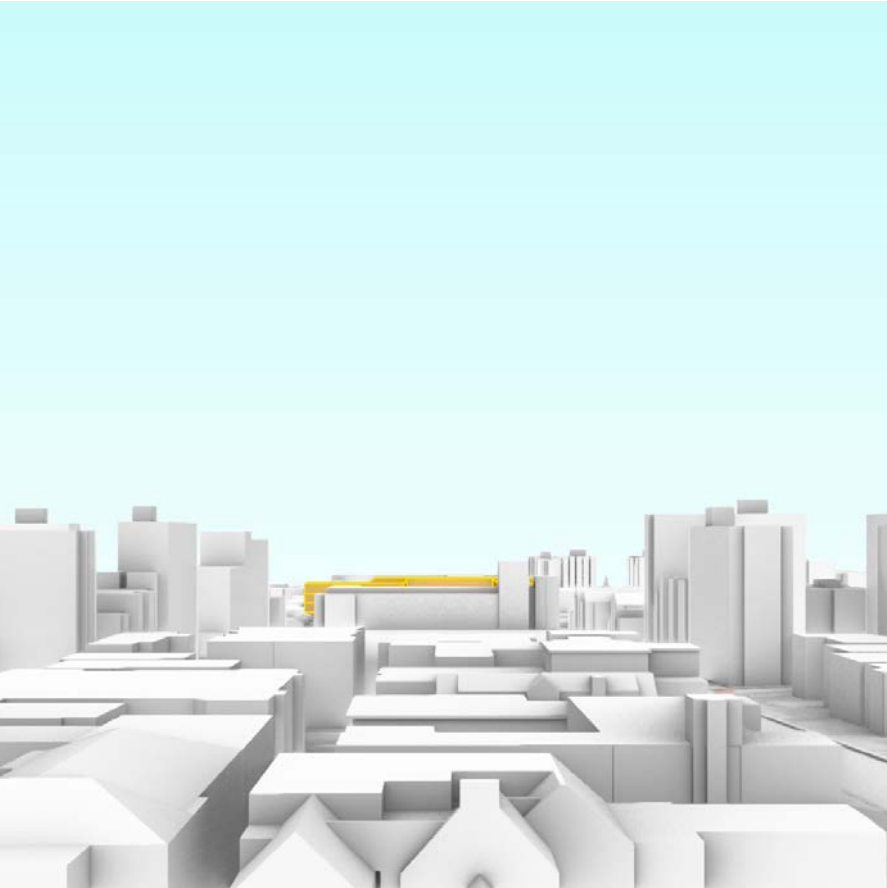


4.

Low Frame



Aerial Looking East



Aerial Looking West



Scenario A: Channing Hall to remain

Slip

Two low-rise bars fronting Channing Way and Bowditch Street



Siting

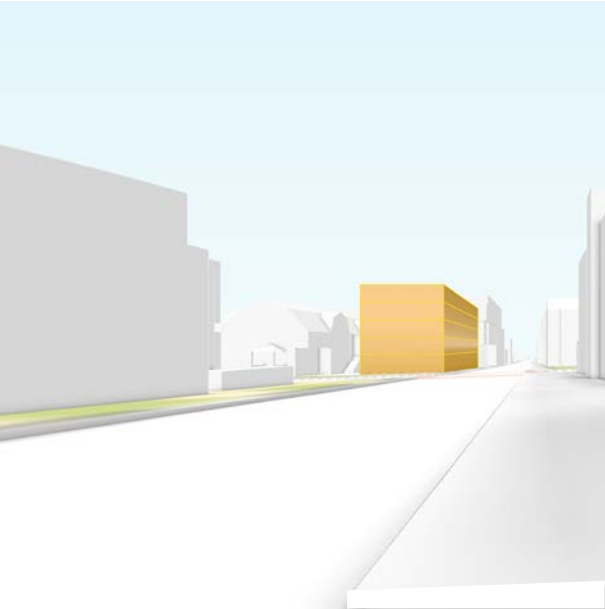
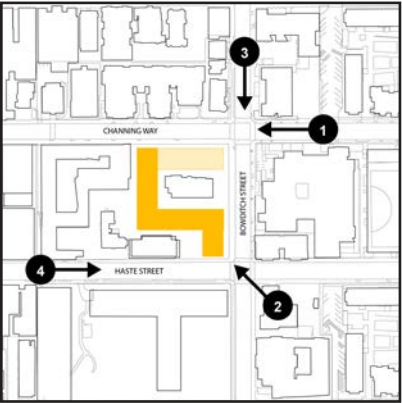


Massing

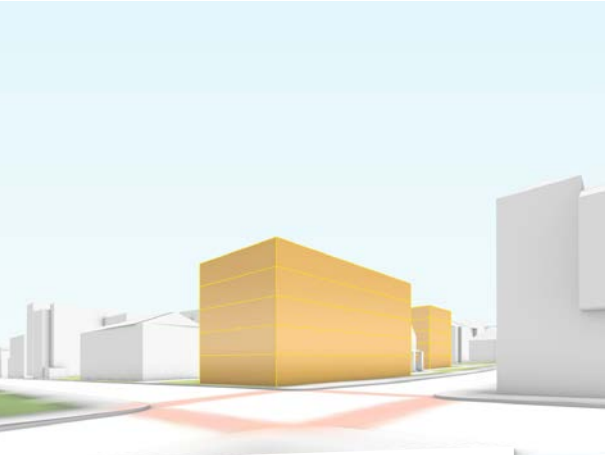
of Floors: 5

Max Height: 55'

Target Density: 400 beds (no amenity)



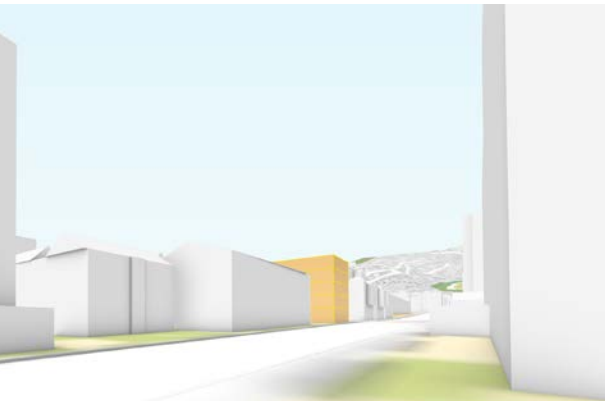
1.



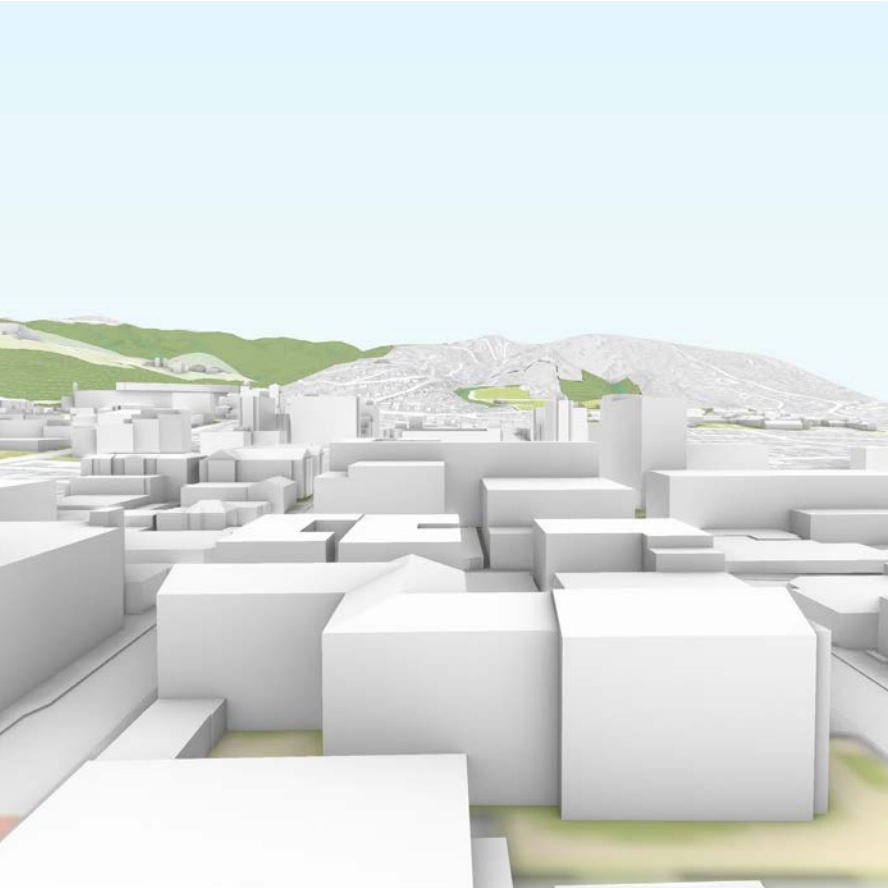
2.



3.



4.



Aerial Looking East



Aerial Looking West

Scenario A: Channing Hall to remain

Elbow

Two low-rise L-shaped bars along Channing Way and Bowditch Street.



Siting

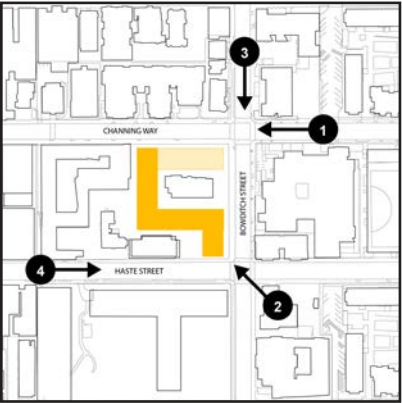


Massing

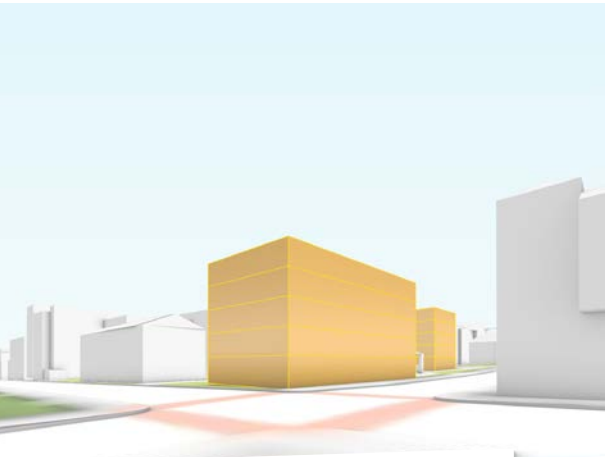
of Floors: 5

Max Height: 55'

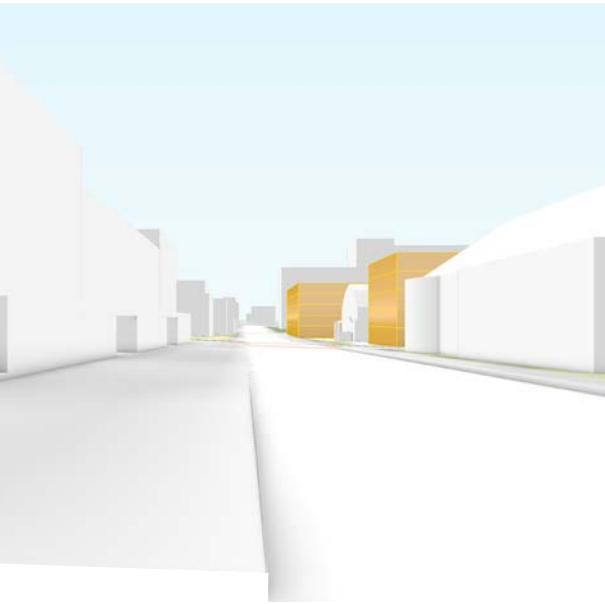
Target Density: 540 beds (no amenities)



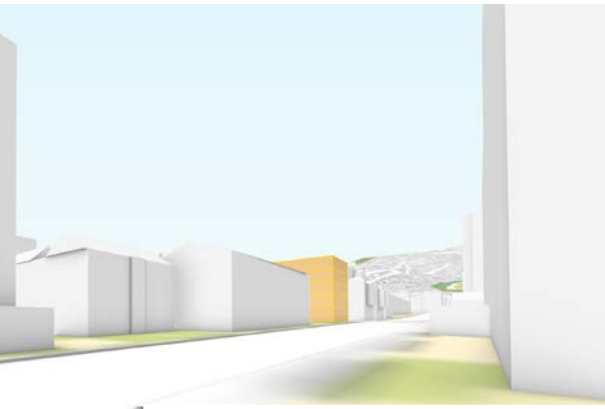
1.



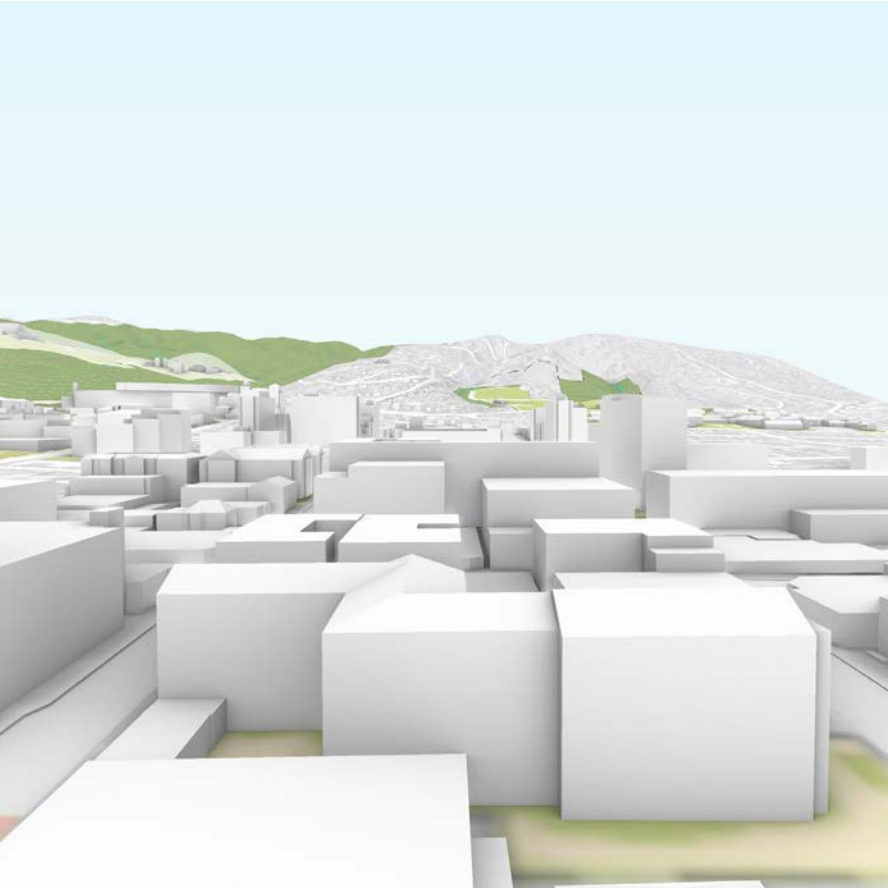
2.



3.



4.



Aerial Looking East



Aerial Looking West



Appendix: Other Studies

Scenario B

Scenario B:
Channing Hall relocated on site



Bar Podium



Border



Tall Spine



Spine (Max)



Core



Tall Village



Village (Max)

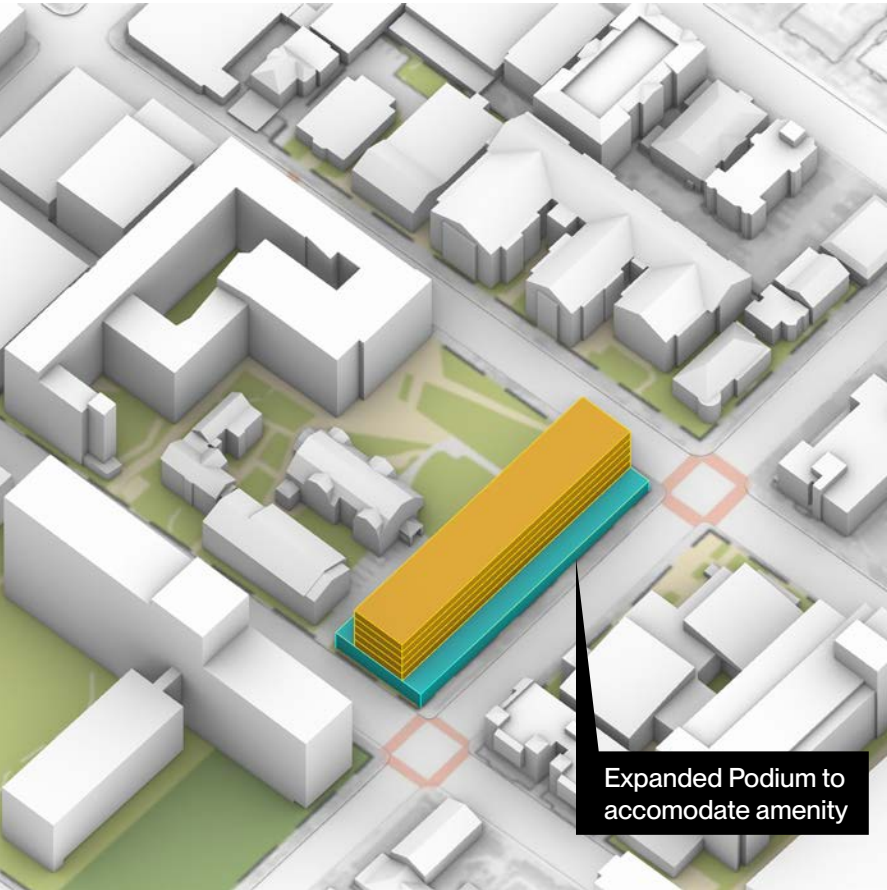
Scenario B: Channing Hall to be relocated on site

Bar Podium

A single bar along Bowditch Street, housing residences and amenities.



Siting



Massing

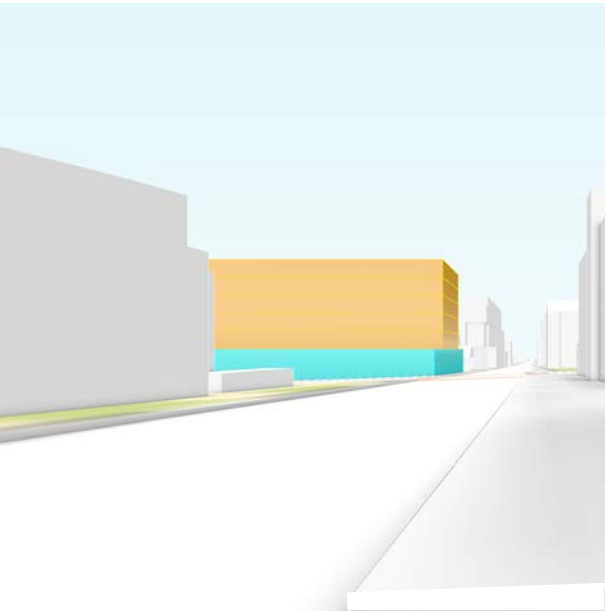
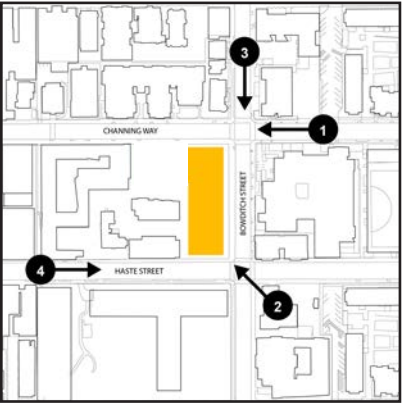
of Floors: 6

Max Height: 60'

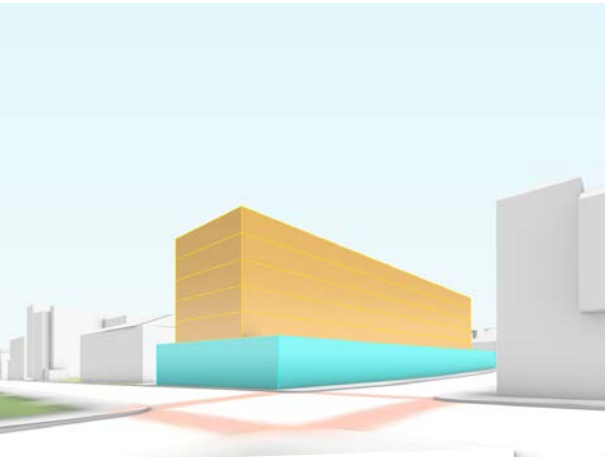
Target Density: 460 beds

Key Considerations:

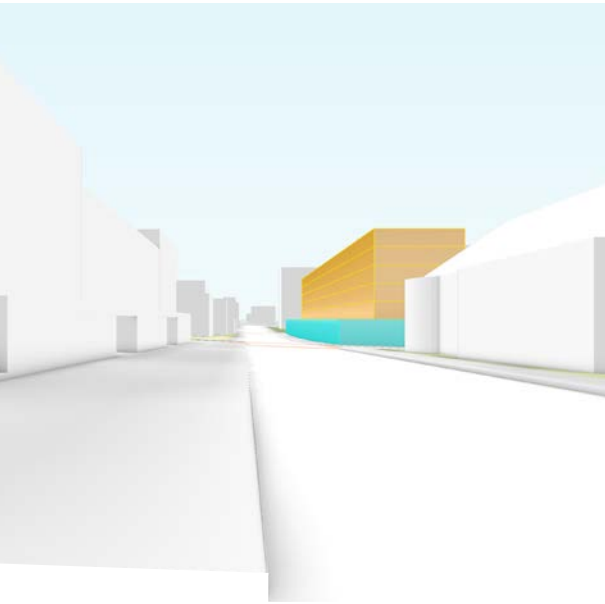
- “Stick-Built” wood construction
- 25,000 sf Amenity at ground level



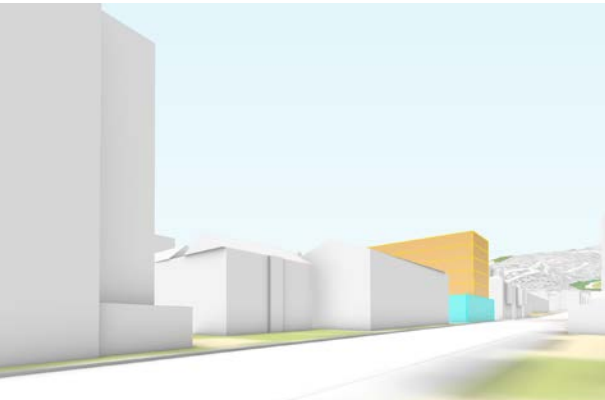
1.



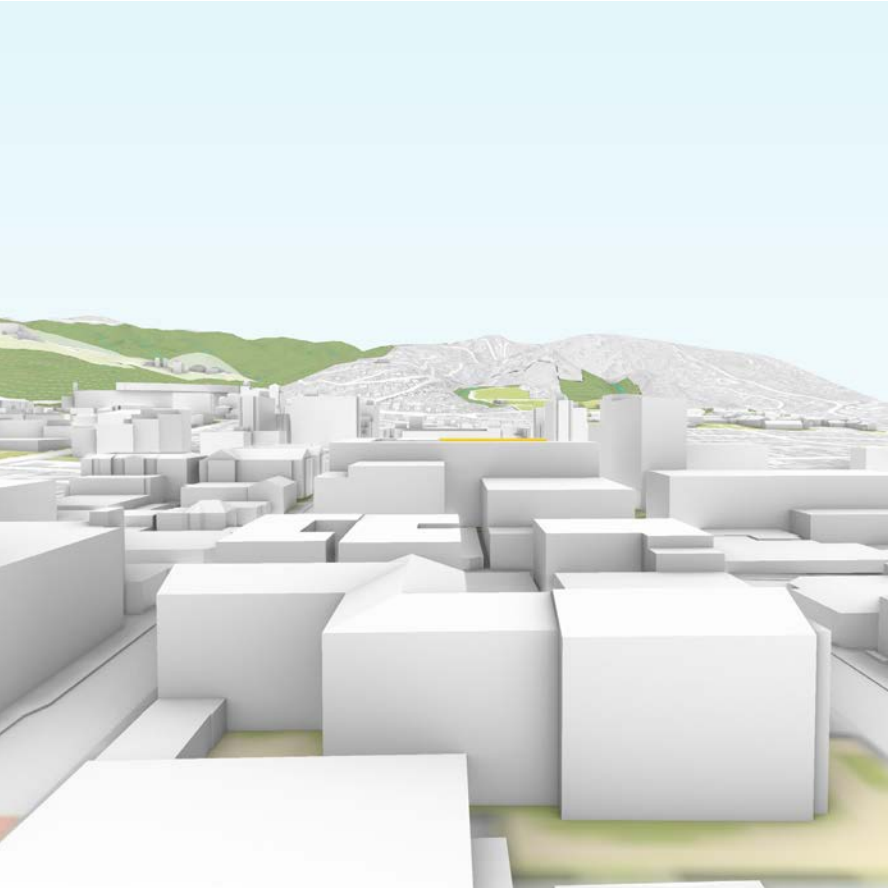
2.



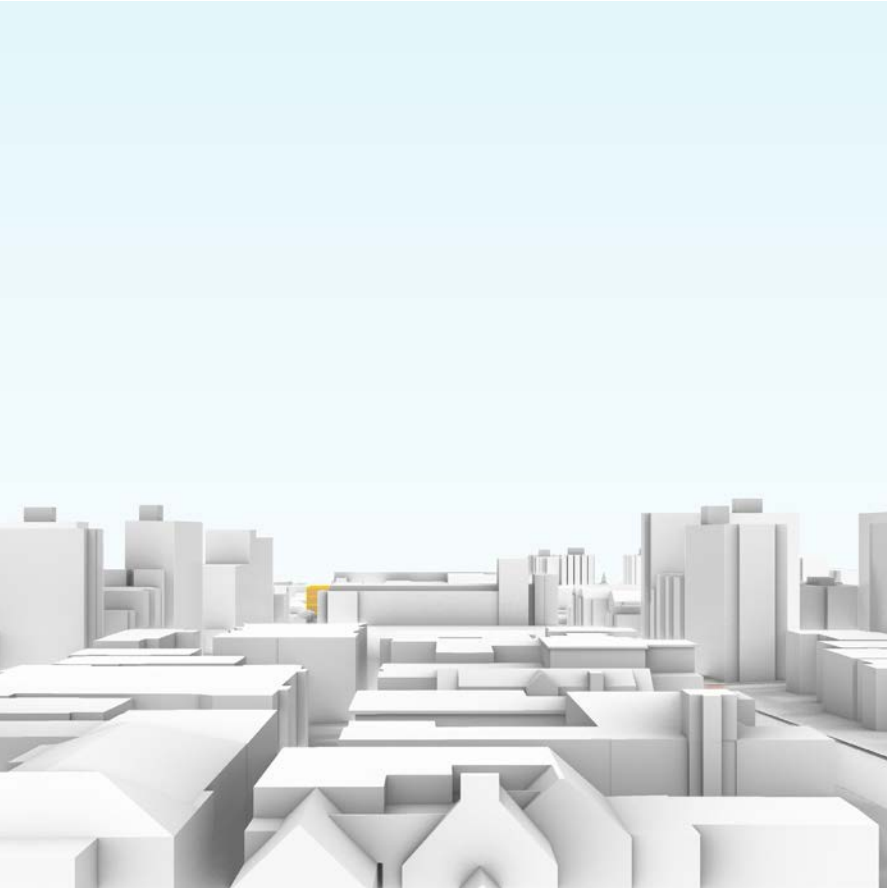
3.



4.



Aerial Looking East



Aerial Looking West



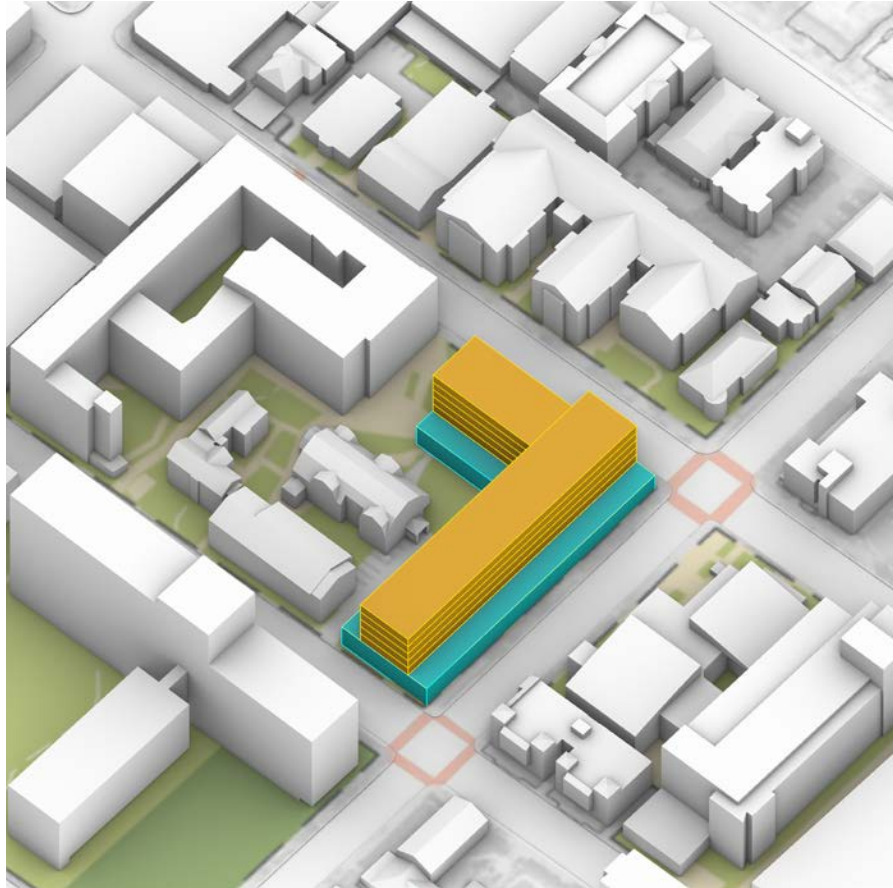
Scenario B: Channing Hall to be relocated on site

Border

A single low-rise bar turning the corner of Bowditch Street and Channing Way.



Siting



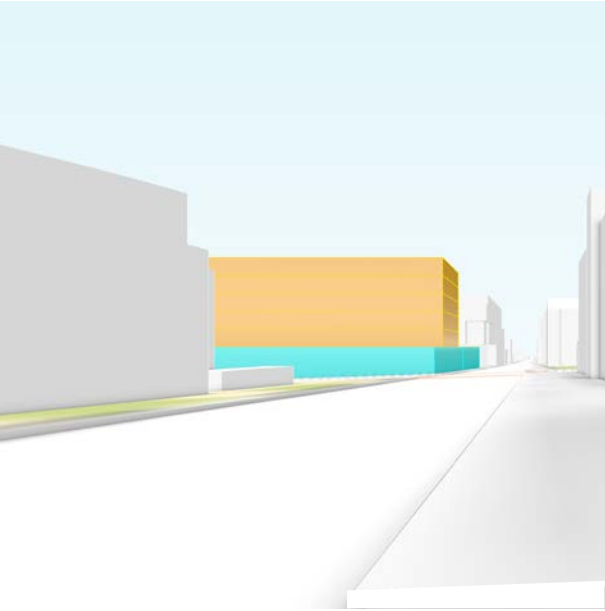
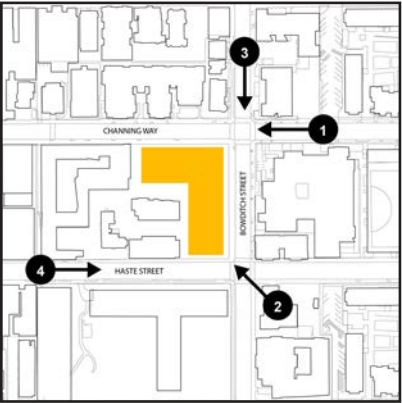
Massing

of Floors: 6

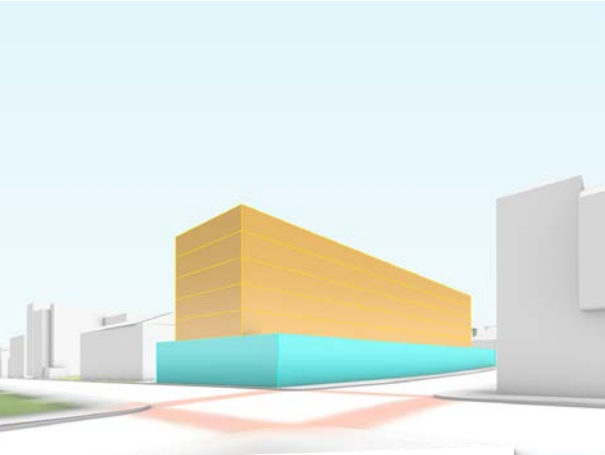
Max Height: 65'

Target Density: 630 beds

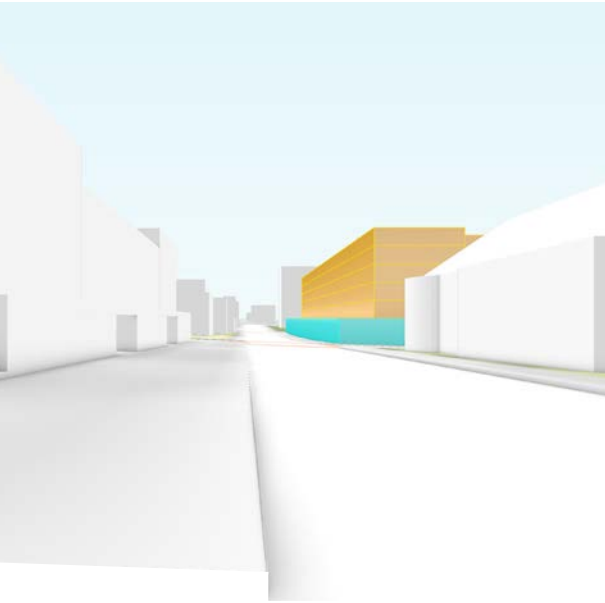
- “Stick-Built” wood construction
- 32,500 sf Amenity at ground level



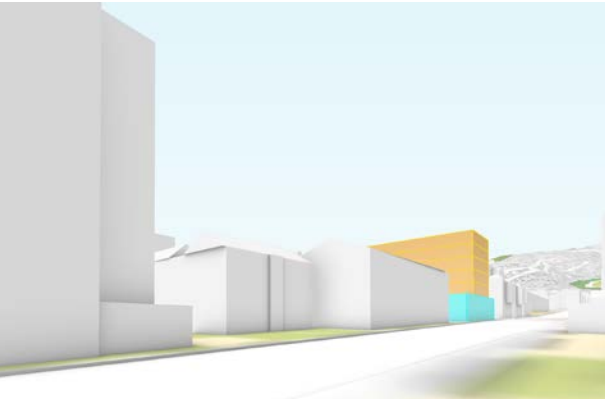
1.



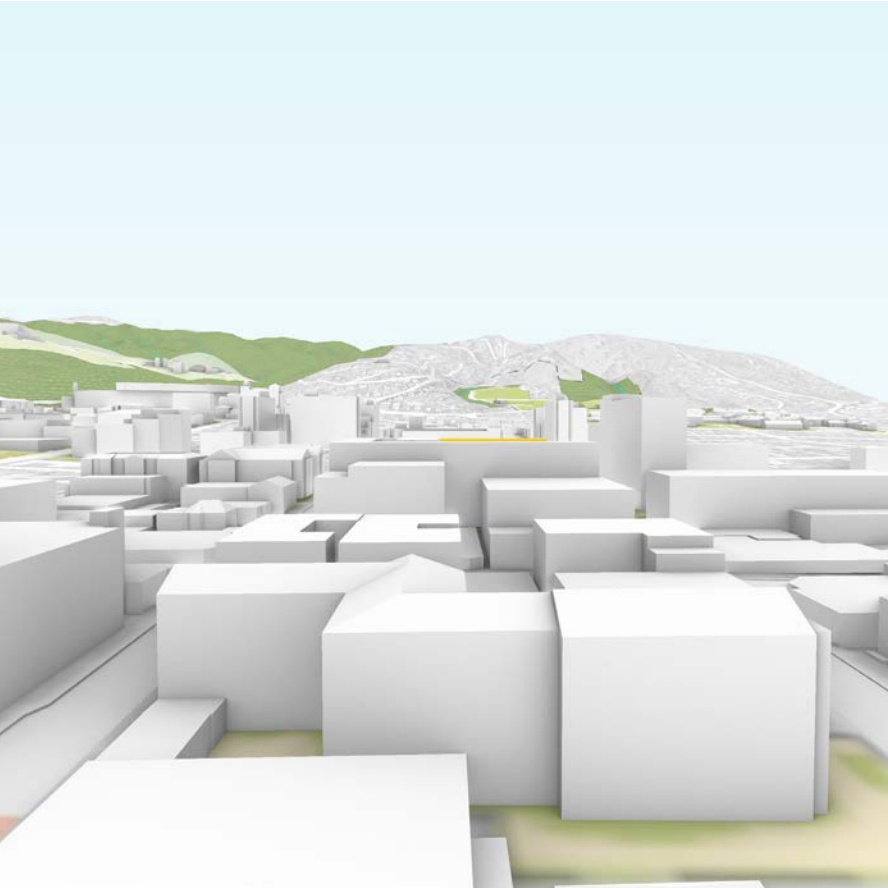
2.



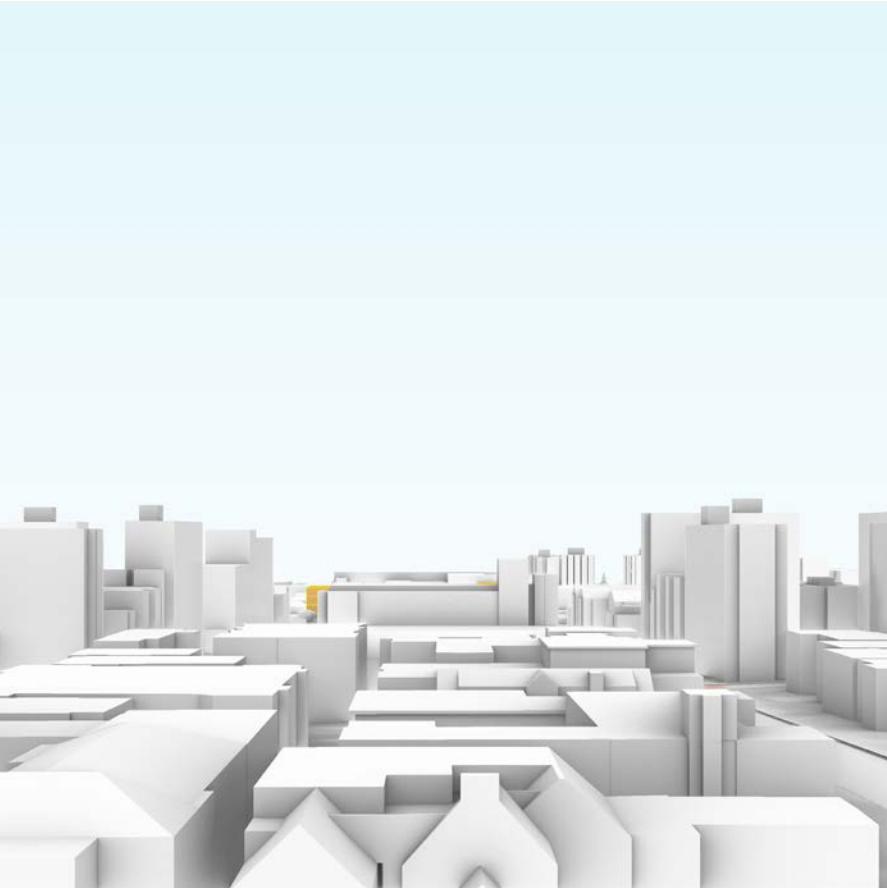
3.



4.



Aerial Looking East



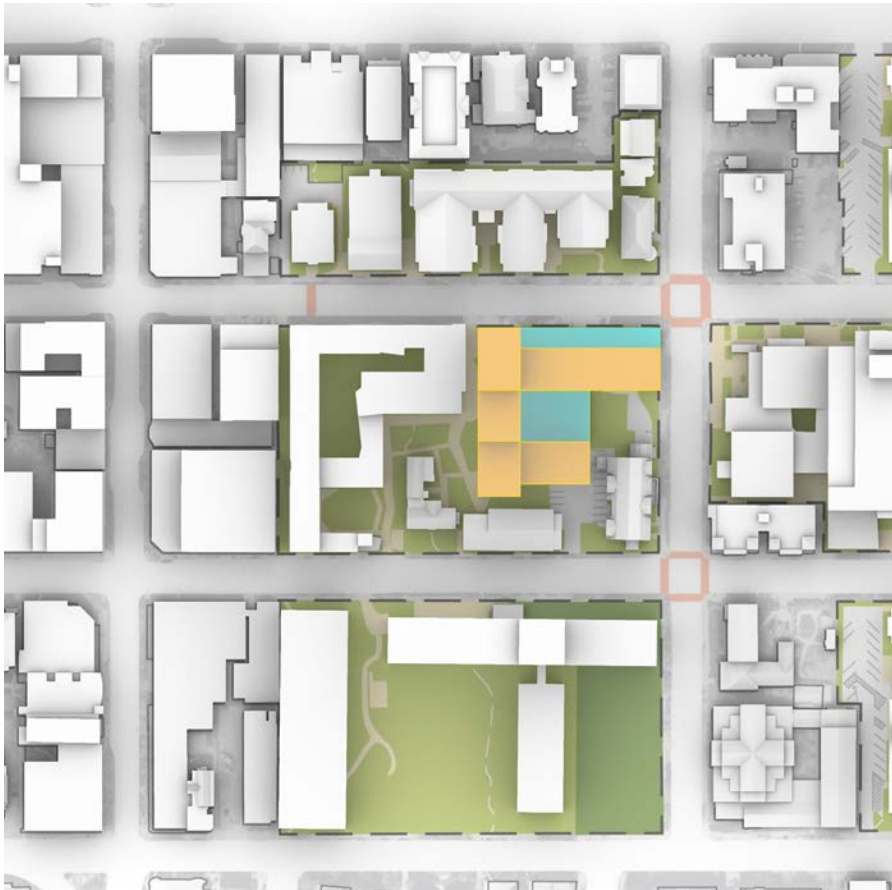
Aerial Looking West



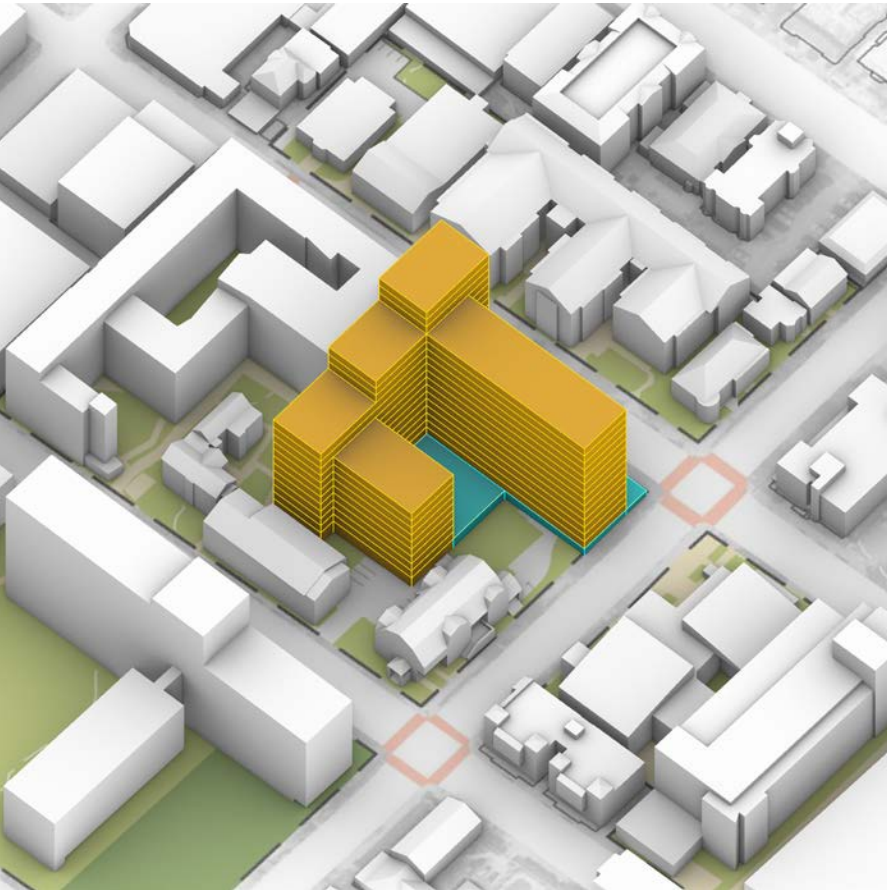
Scenario B: Channing Hall to be relocated on site

Tall Spine

Two bars of amenity and units joined by a central spine of terraced residences orient themselves to preserve a delicate street presence.



Siting



Massing

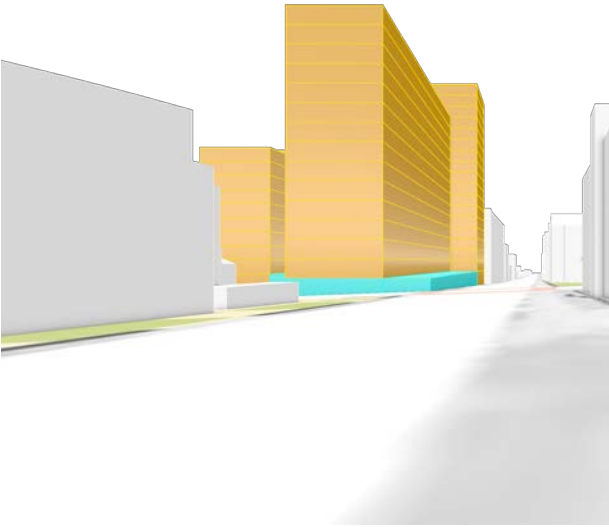
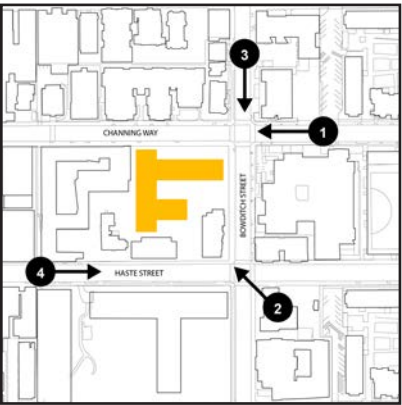
of Floors: 18

Max Height: 185'

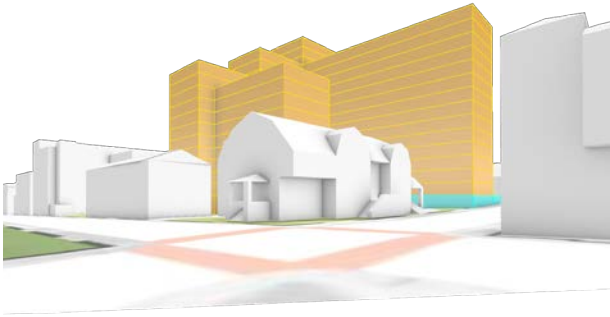
Open space: 49%

Key Considerations:

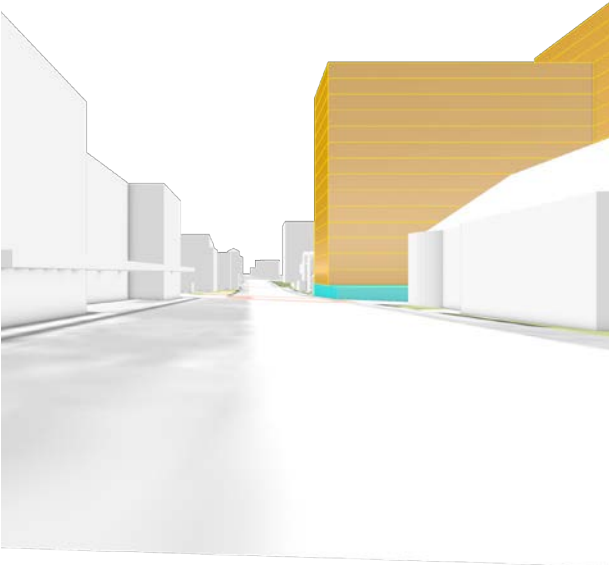
- Terraced volumes invite sunlight into the interior units + outdoor spaces
- Massing steps down to the historic buildings along Haste St.
- Narrow end of each residential bar is oriented to the street for a delicate street presence



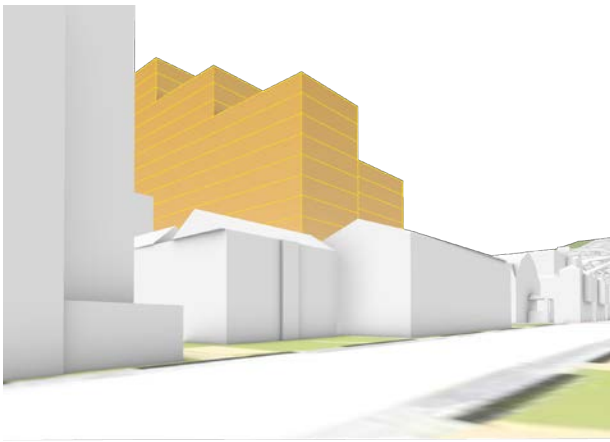
1.



2.



3.

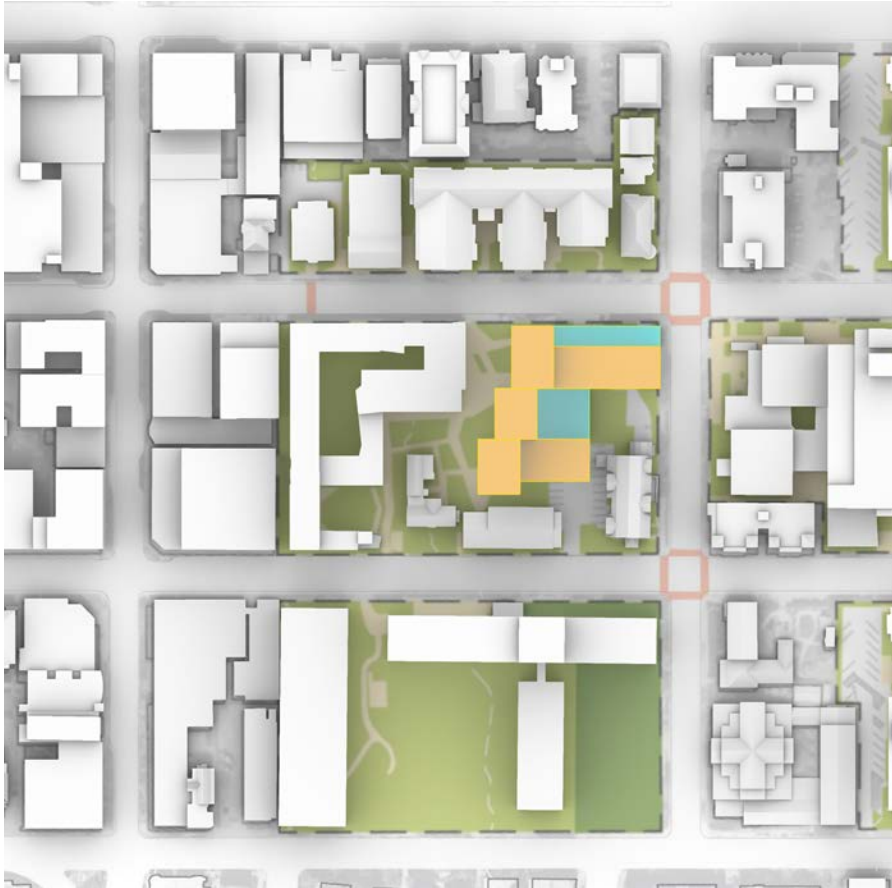


4.

Scenario B: Channing Hall to be relocated on site

Spine Max

Two bars of amenity and units joined by a central spine of terraced residences orient themselves to preserve a delicate street presence.



Siting



Massing

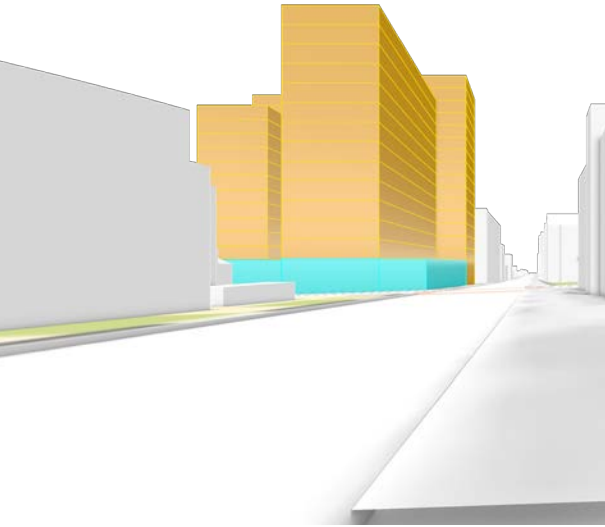
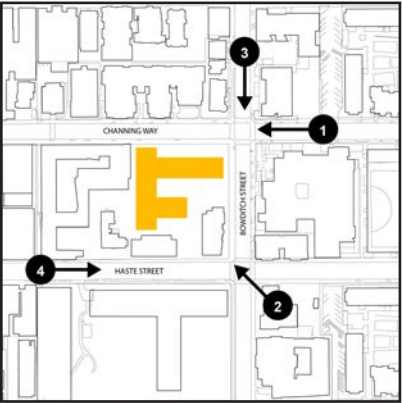
of Floors: 16

Max Height: 160'

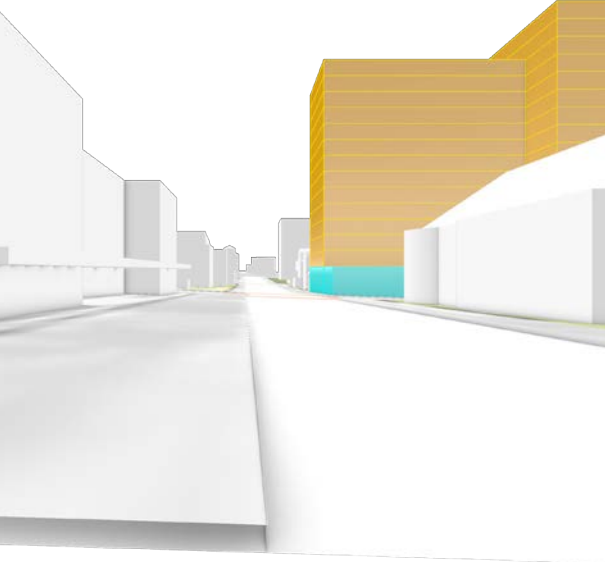
Target Density: 1500 beds

Key Considerations:

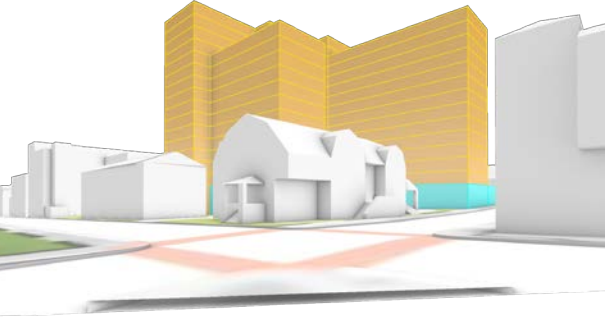
- Terraced volumes invite sunlight into the interior units + outdoor spaces
- Massing steps down to the historic buildings along Haste St.
- Narrow end of each residential bar is oriented to the street for a delicate street presence



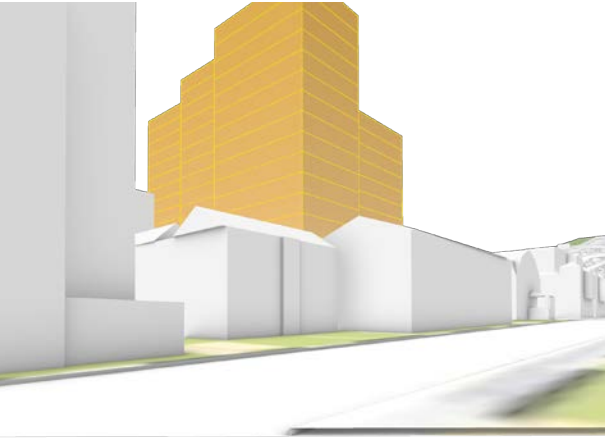
1.



3.



2.



4.



Aerial Looking East

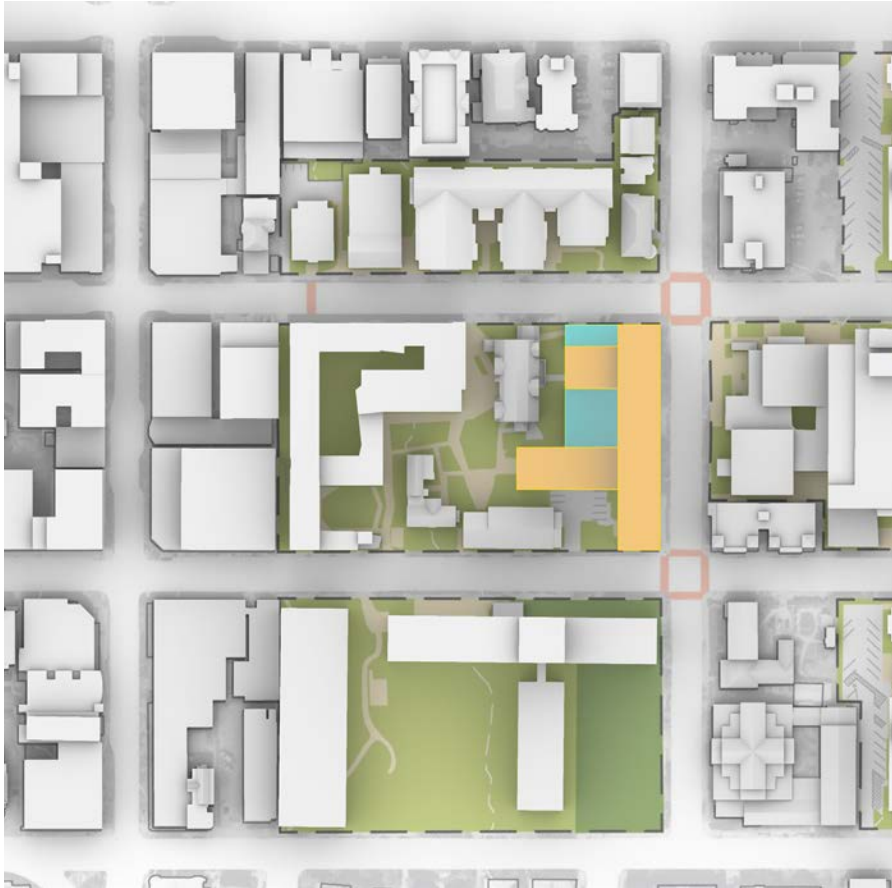


Aerial Looking West

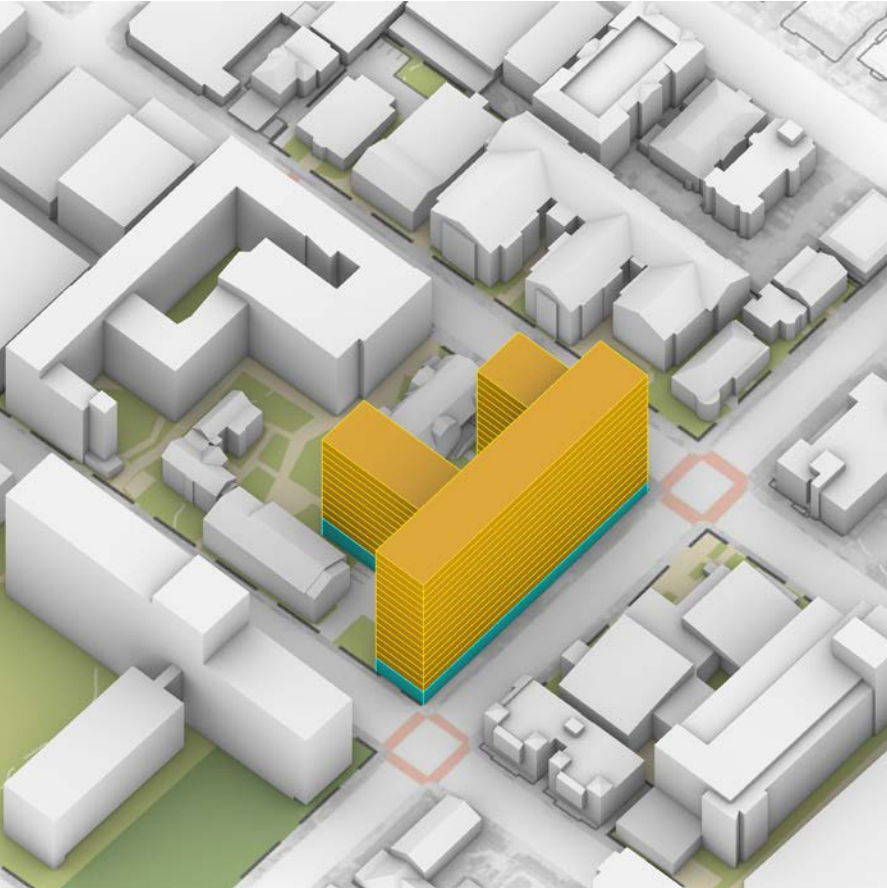
Scenario B: Channing Hall to be relocated on site

Core

Channing Hall is clusered with buildings A & E around an outdoor common space bookended by residential life and amenities.



Siting



Massing

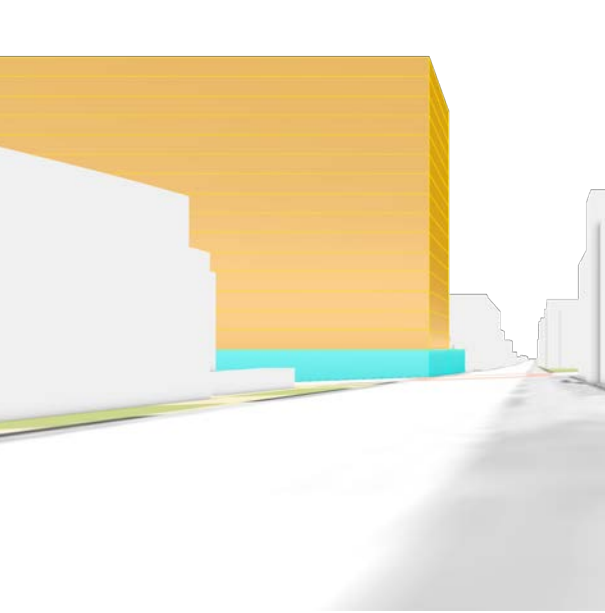
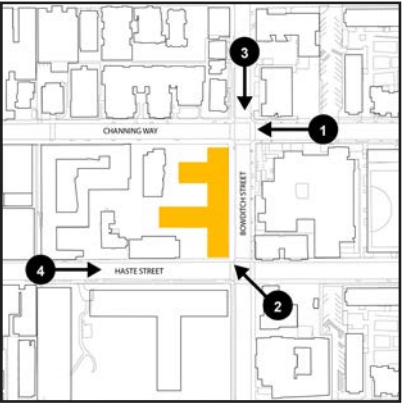
of Floors: 16

Max Height: 165'

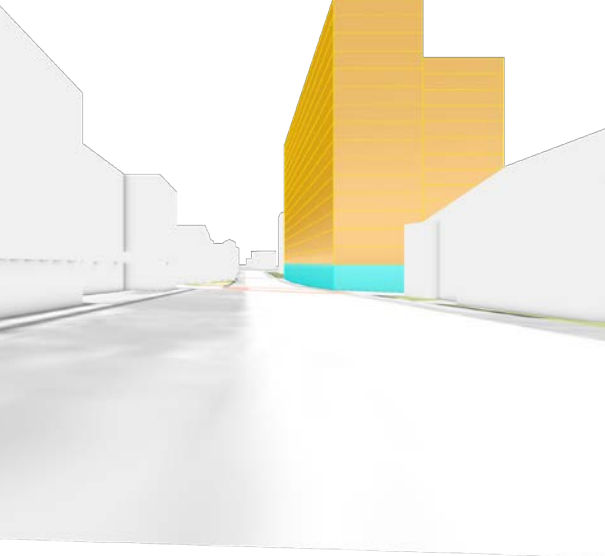
Open space: 70%

Key Considerations:

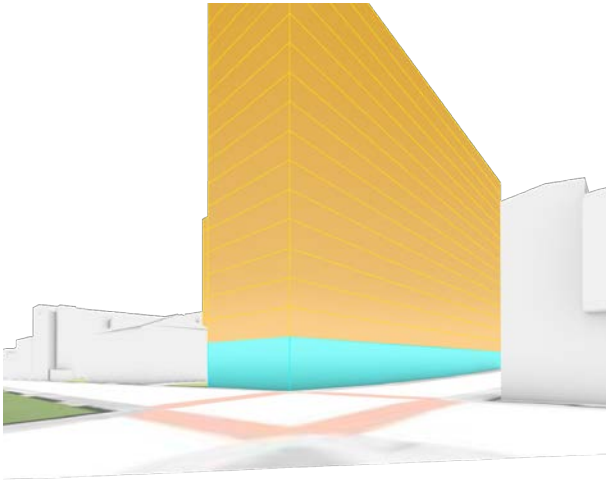
- A mix of historic buildings and new residential life frames a shared interior courtyard
- Portals at the ground level on both Bowditch Street and Channing Way invite fluidity between the street and inner courtyard
- The massing steps to the south and west to address existing context building heights



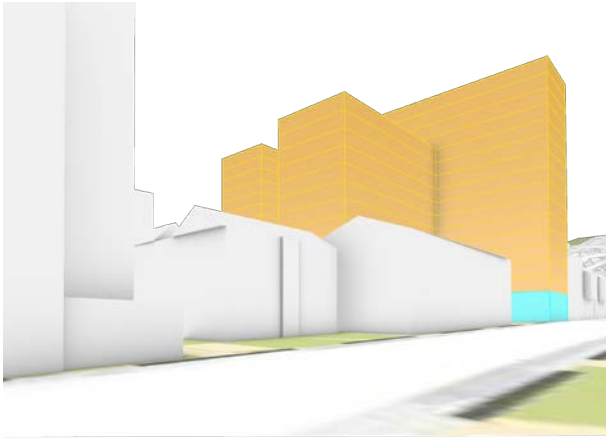
1.



3.



2.



4.

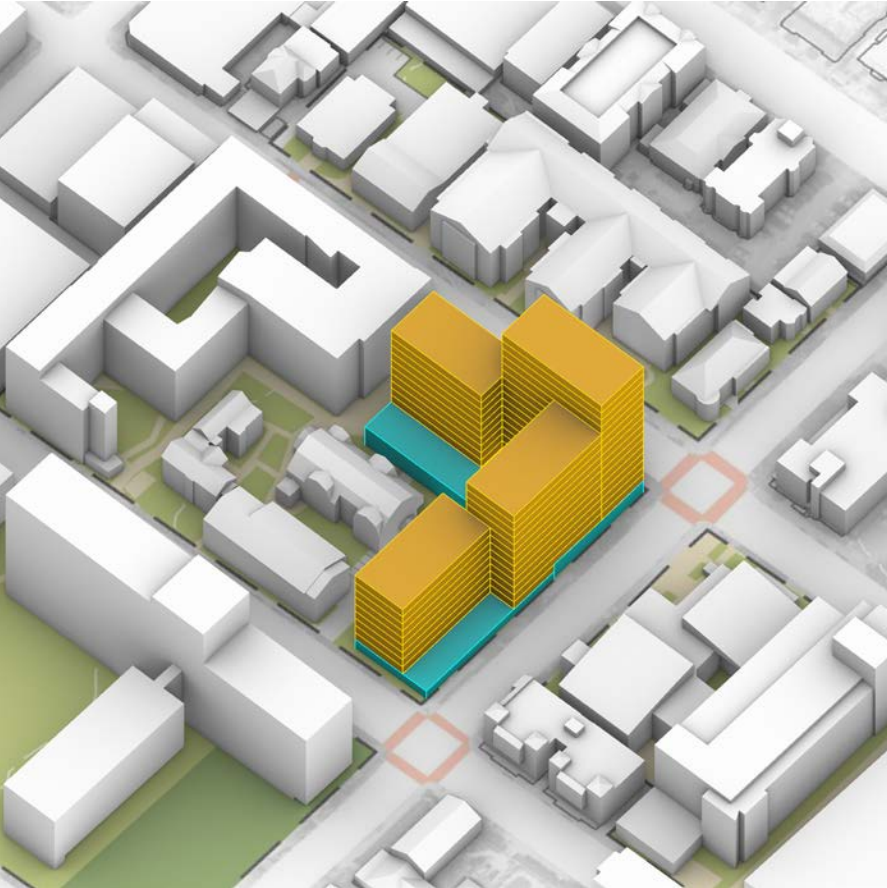
Scenario B: Channing Hall to be relocated on site

Tall Village

A common amenity plinth grounds four distinct residential towers to a vibrant streetlife and provides elevated shared outdoor terraces.



Siting



Massing

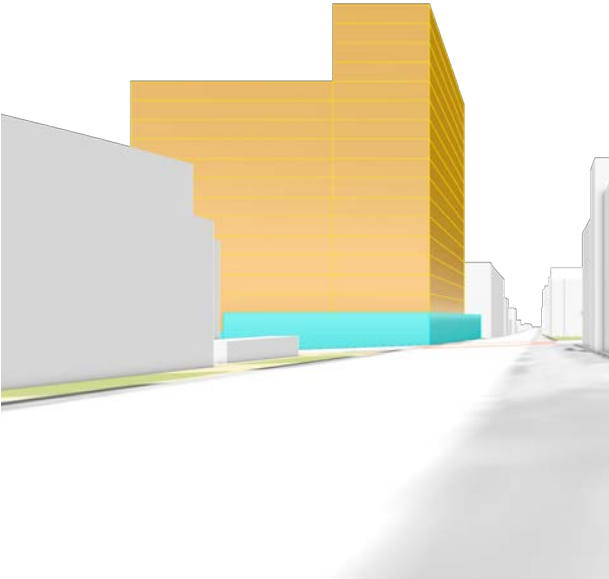
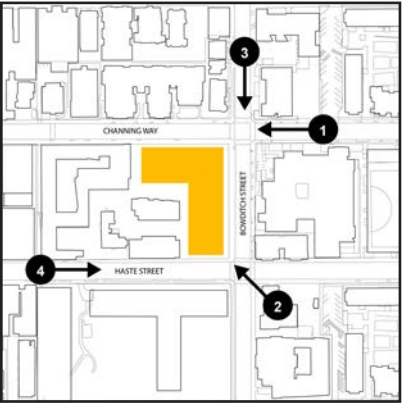
of Floors: 18

Max Height: 185'

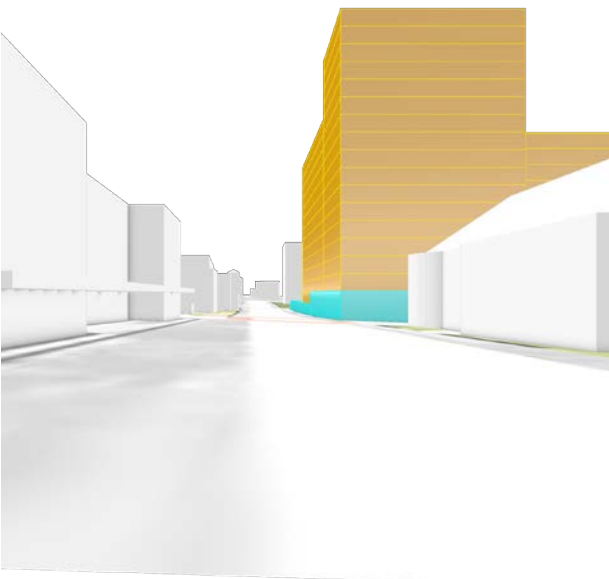
Open space: 54%

Key Considerations:

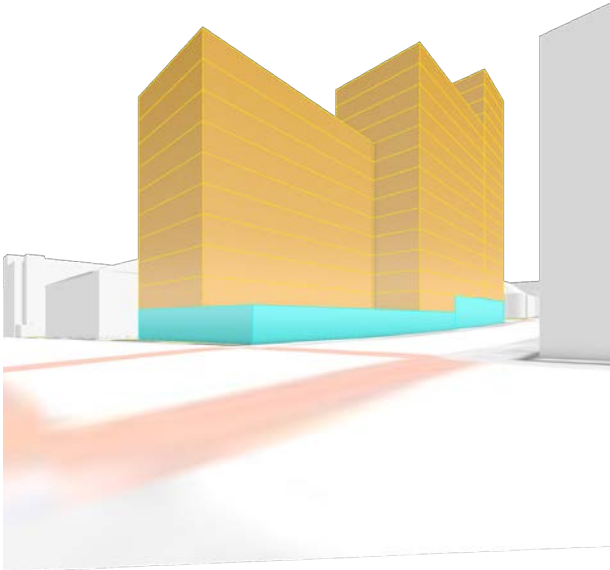
- 2 floor amenity podium at ground level introduces a smaller-scale streetfront presence
- Taller residential blocks step inward from site boundary to respect the predominantly 3-5 story context buildings
- The top of the podium serves as a shared outdoor space for the residential community



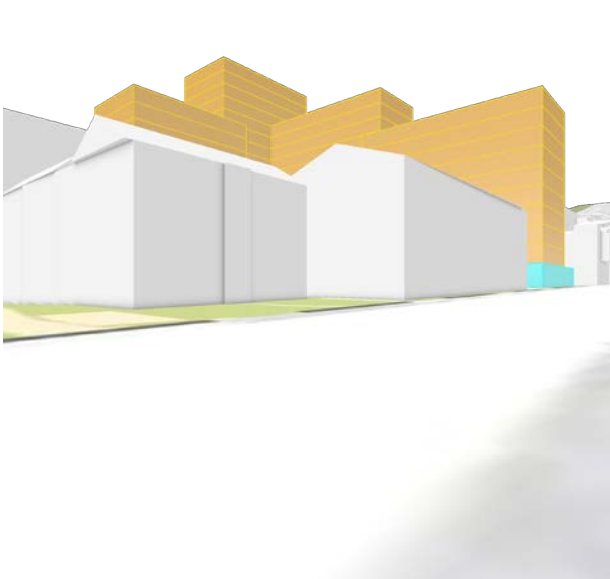
1.



3.



2.

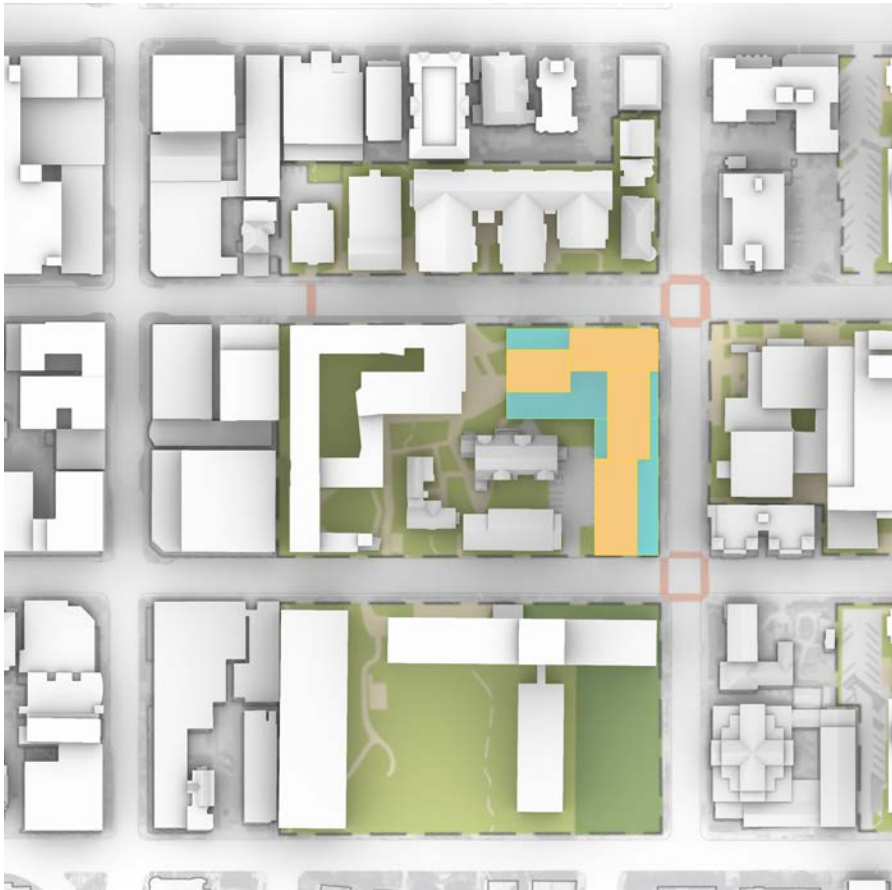


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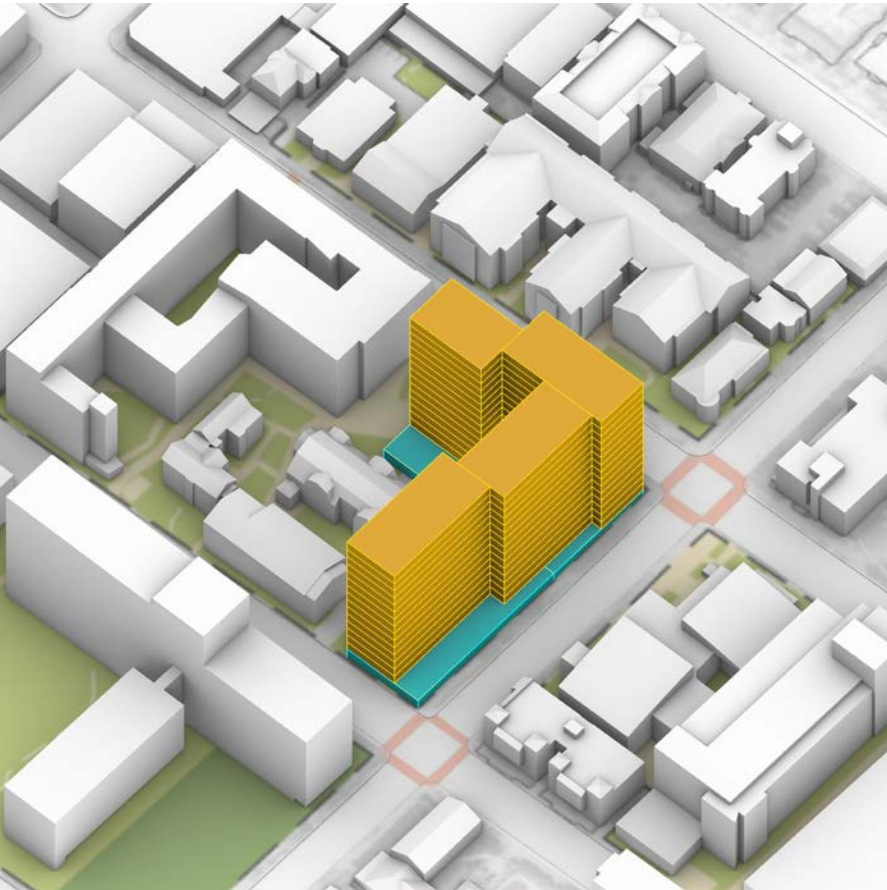
Scenario B: Channing Hall to be relocated on site

Village Max

A common amenity plinth grounds four distinct residential towers to a vibrant streetlife and provides elevated shared outdoor terraces.



Siting



Massing

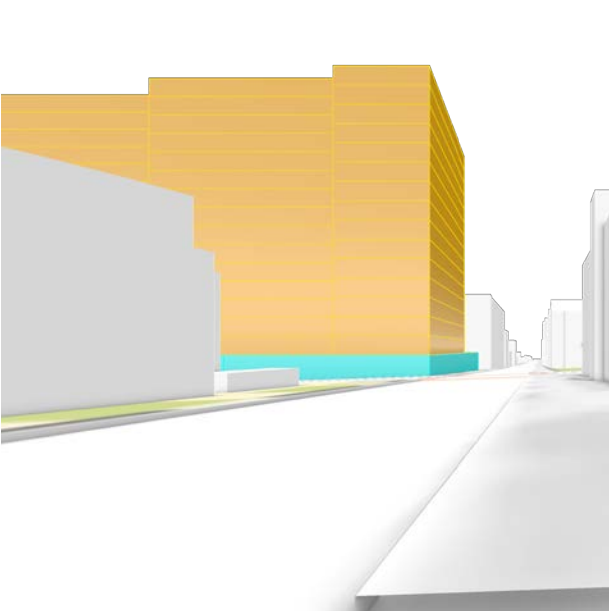
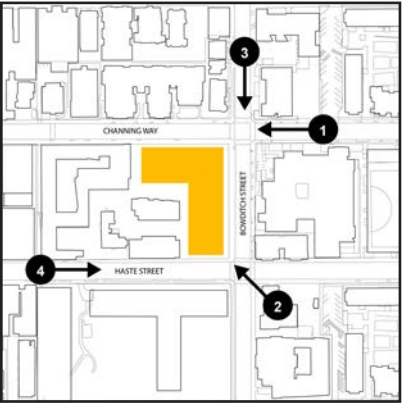
of Floors: 16

Max Height: 160'

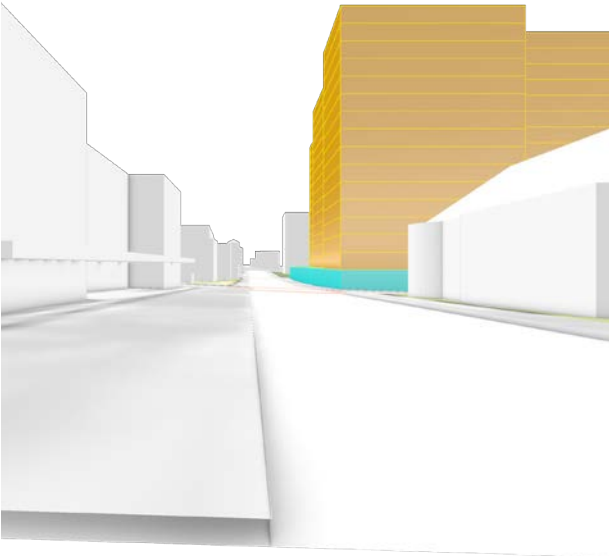
Target Density: 1500 beds

Key Considerations:

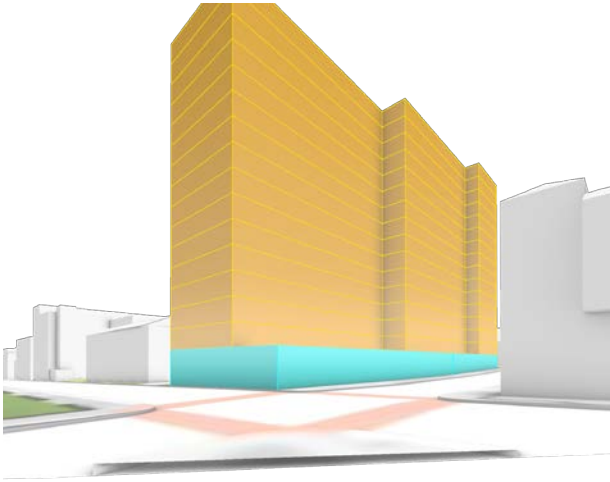
- 2 floor amenity podium at ground level introduces a smaller-scale street-front presence
- Taller residential blocks step inward from site boundary to respect the pre dominantly 3-5 story context buildings
- The top of the podium serves as a shared outdoor space for the residential community



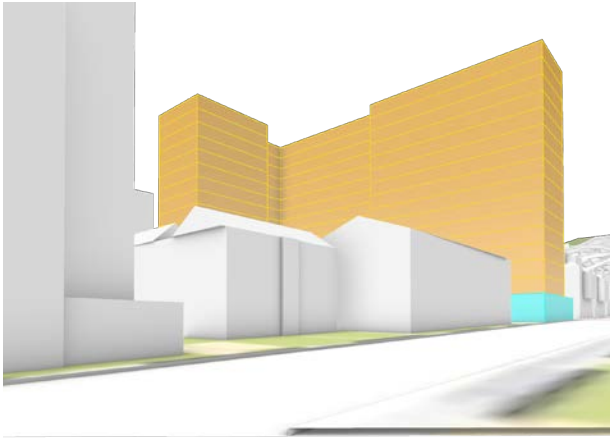
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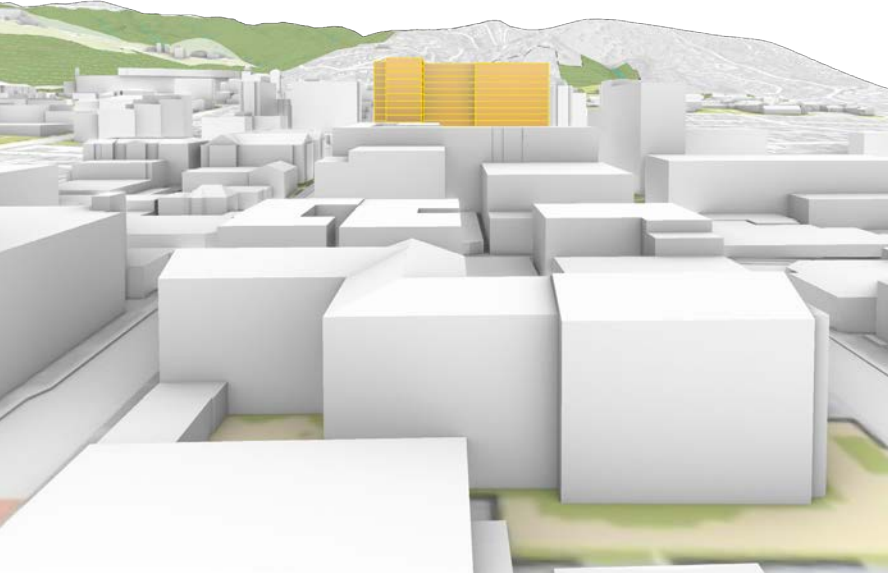
3.



2.



4.



Aerial Looking East



Aerial Looking West

Appendix: Other Studies

Scenario C

Scenario C:
Channing Hall removed



Podium



Donut



Donut Podium



Steps

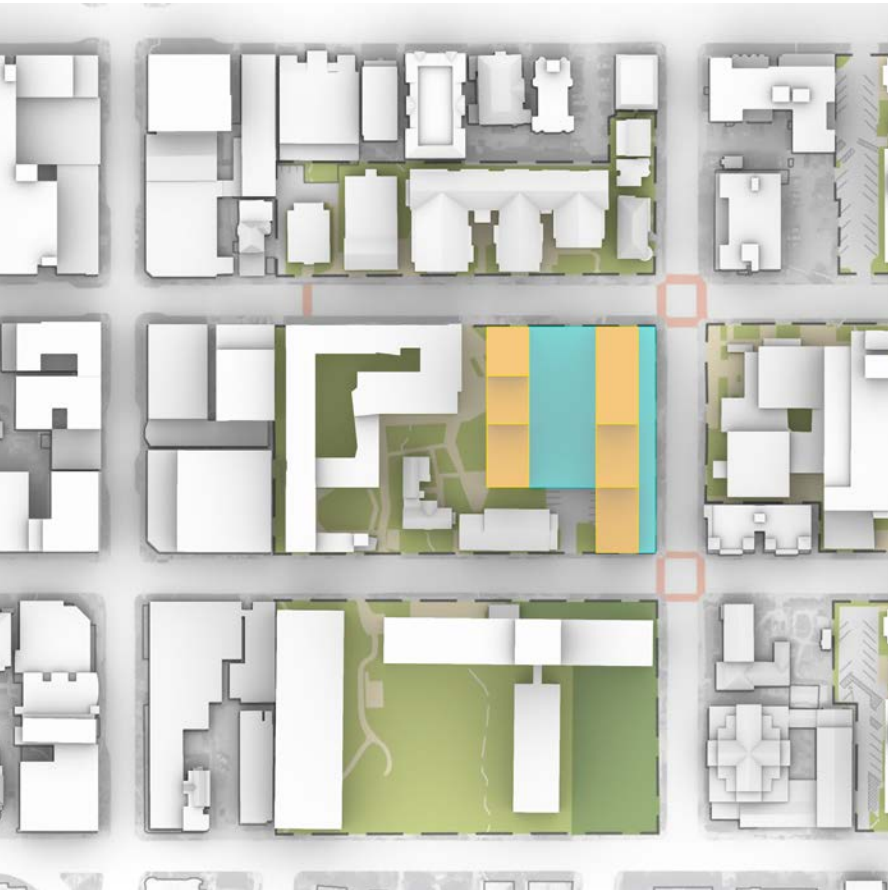


Steps Podium

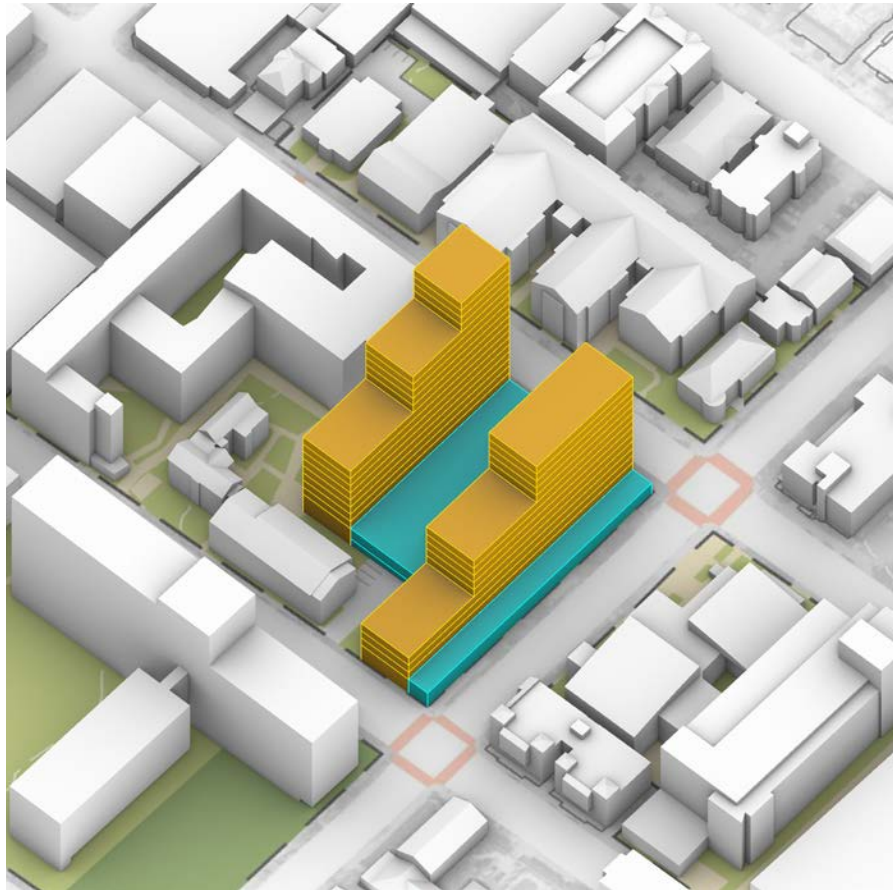
Scenario C: Channing Hall to be removed

Podium

Two bars of residential life rest atop a two-story amenity podium, activating the streetfront and providing lifted outdoor community spaces.



Siting



Massing

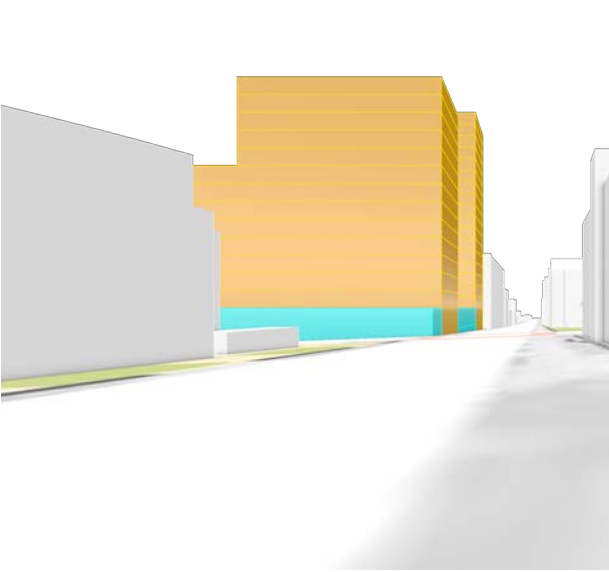
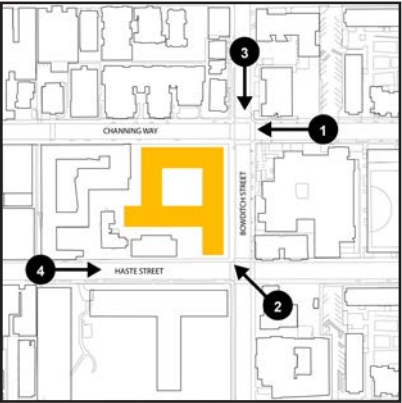
of Floors: 18

Max Height: 185'

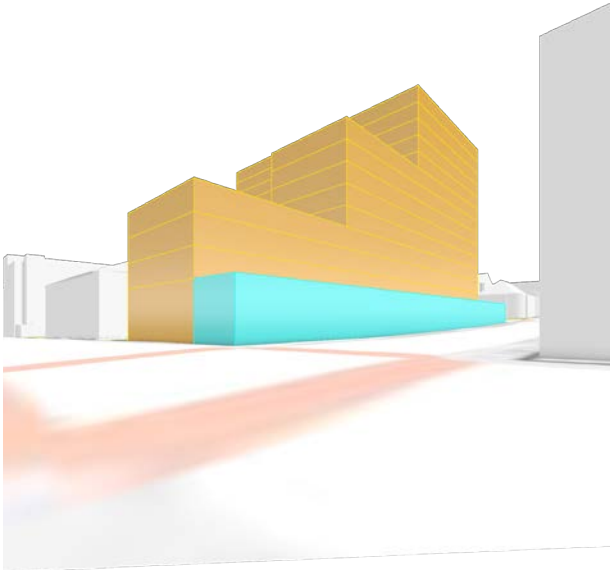
Open space: 48%

Key Considerations:

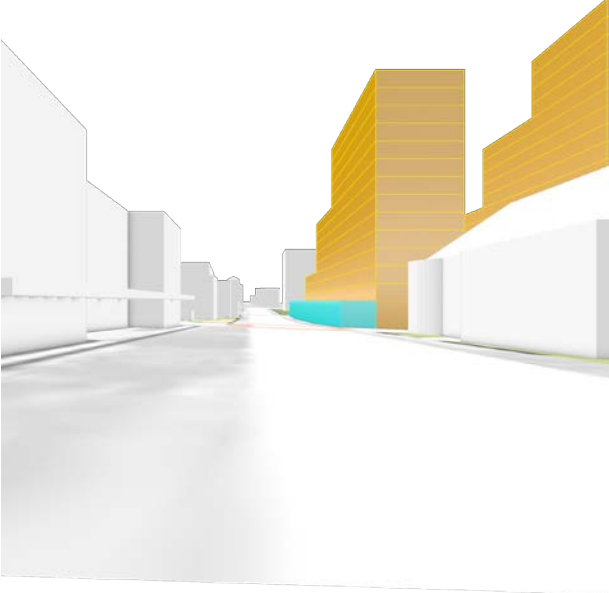
- An amenity podium activates the street front on Channing Way and Bowditch St.
- Two residential bars orient perpendicular to street for a lower-density streetfront
- The two residential bars step down toward south for natural light to all units



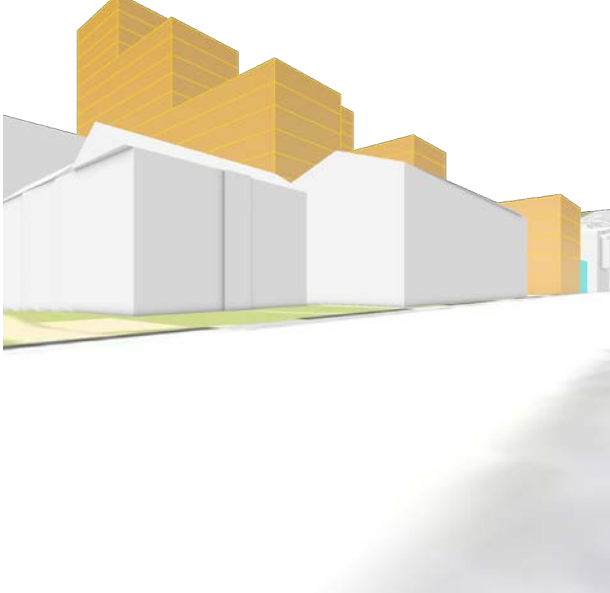
1.



2.



3.

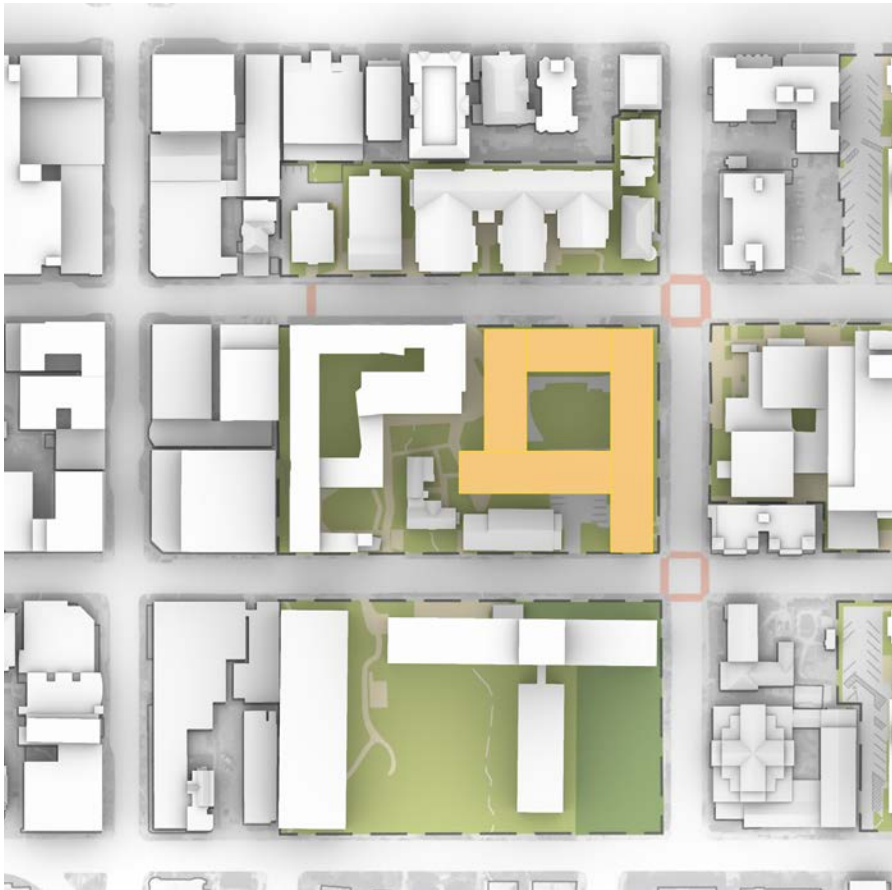


4.

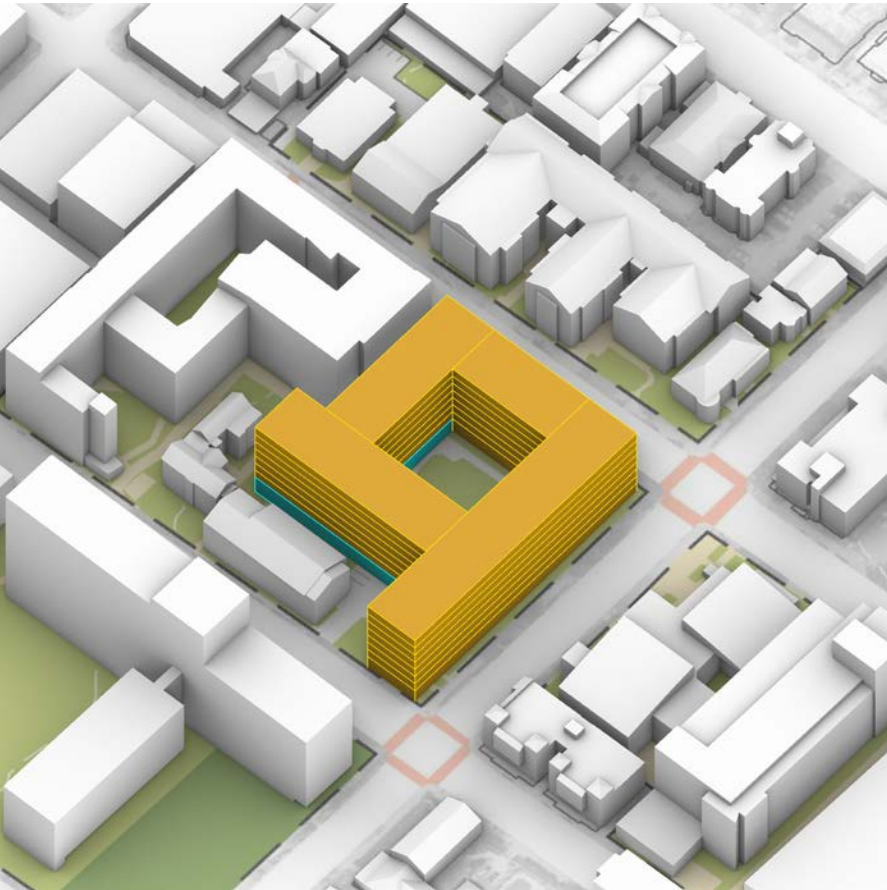
Scenario C: Channing Hall to be removed

Donut

Four bars of residential life frame a central courtyard, complying with current zoning regulation.



Siting



Massing

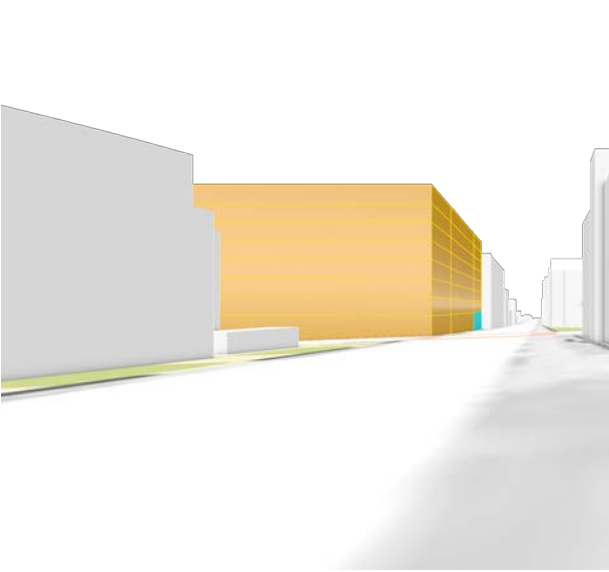
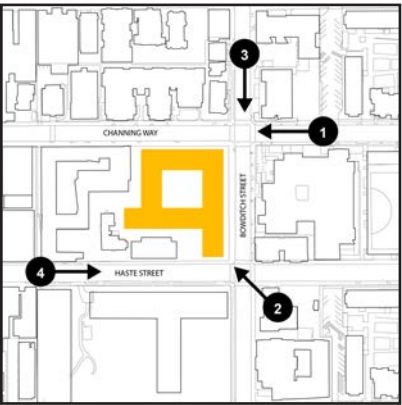
of Floors: 8

Max Height: 85'

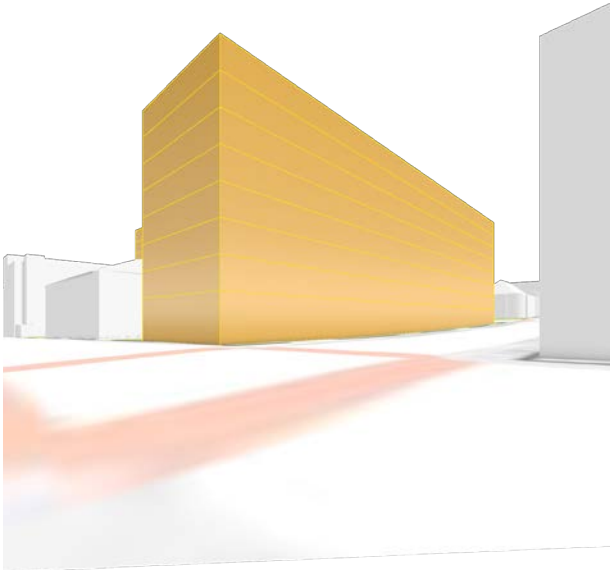
Open space: 22%

Key Considerations:

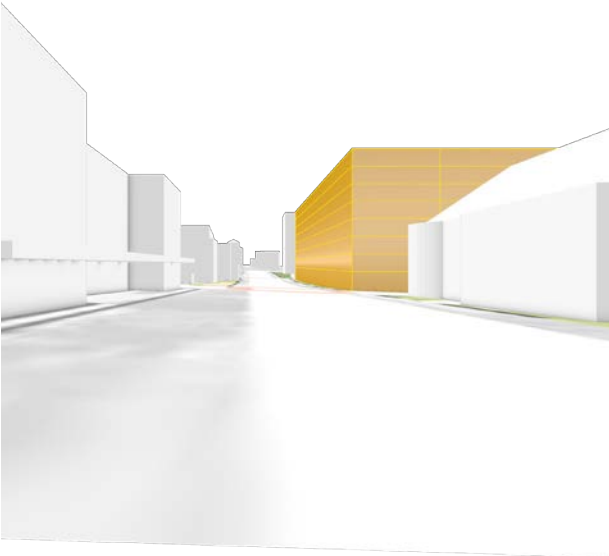
- Complies with current zoning regulation
- Consistest 8 floor evelation across all bars treats each street front evenly
- Amenities at ground floor blend streetfront with inner courtyard



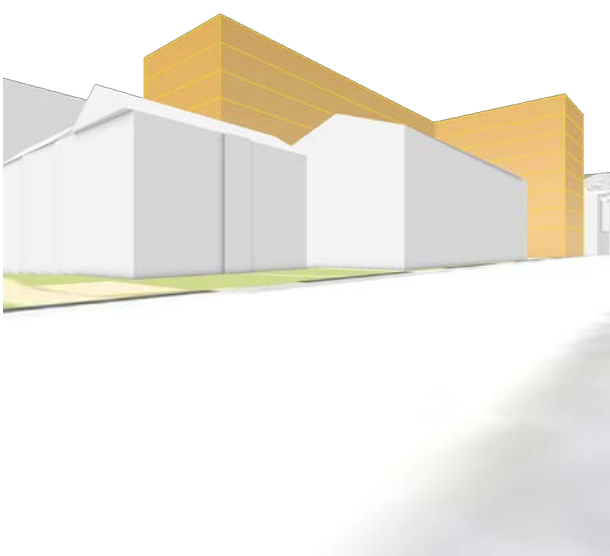
1.



2.



3.

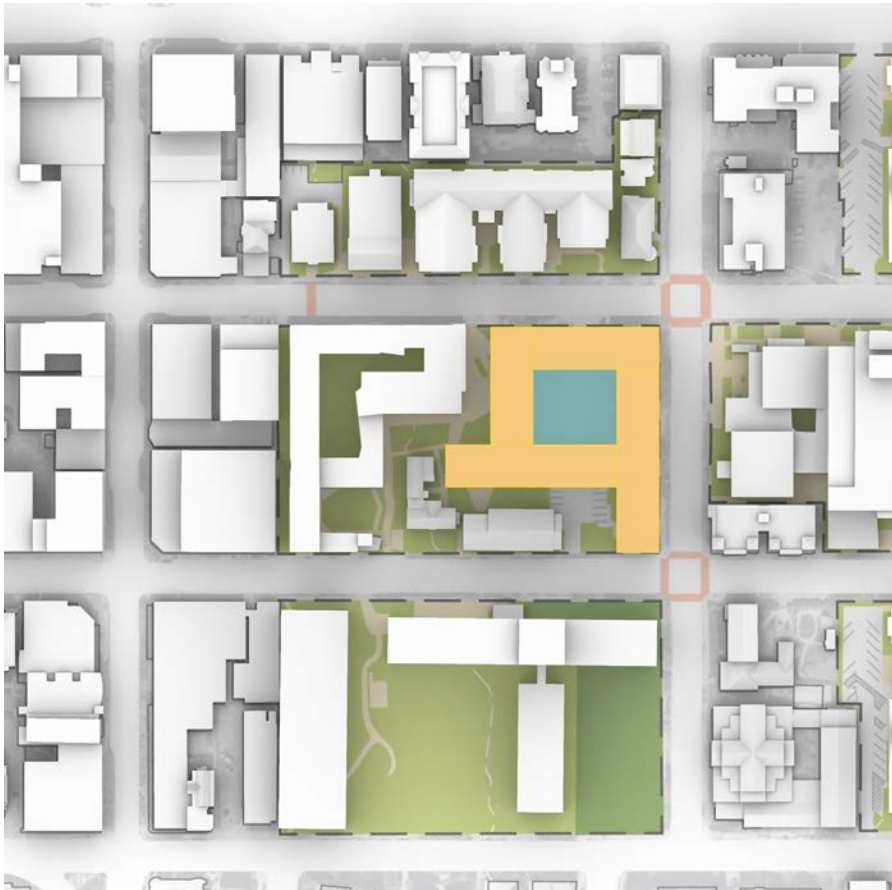


4.

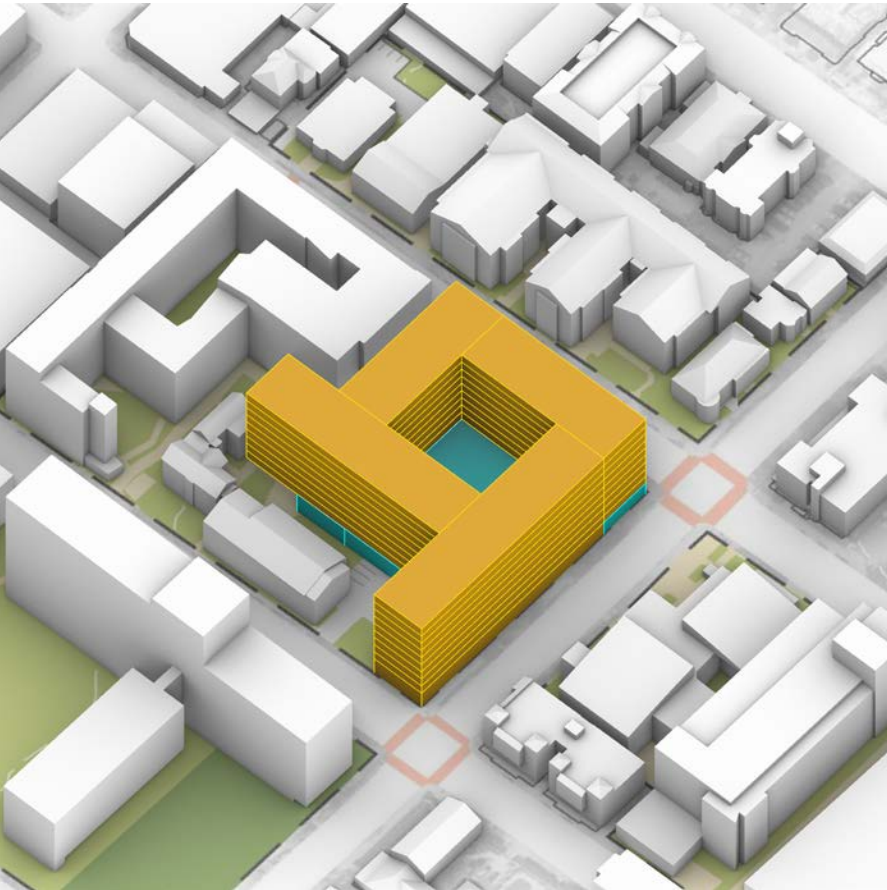
Scenario C: Channing Hall to be removed

Donut Podium

Four bars of residential life frame a central courtyard, complying with current zoning regulation.



Siting



Massing

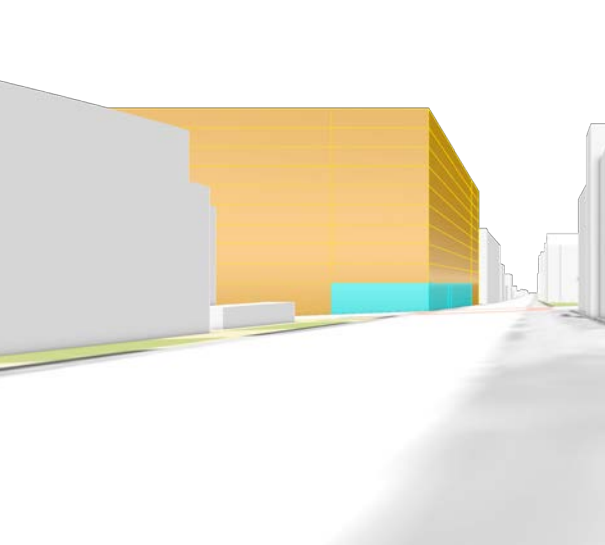
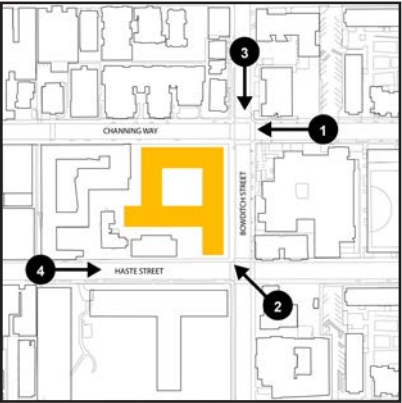
of Floors: 10

Max Height: 105'

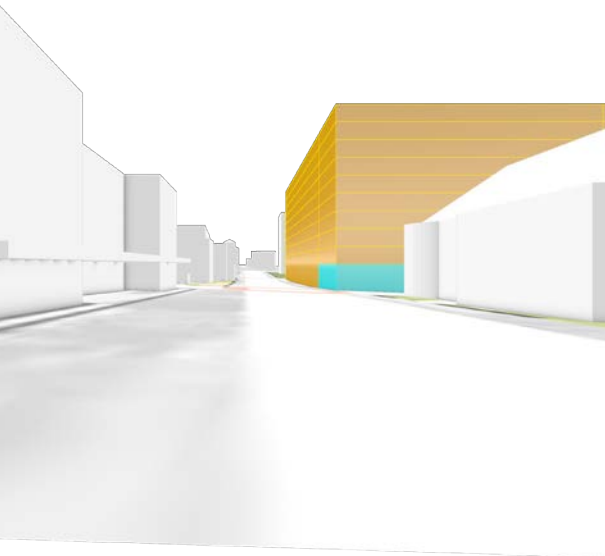
Target Density: 1500 beds

Key Considerations:

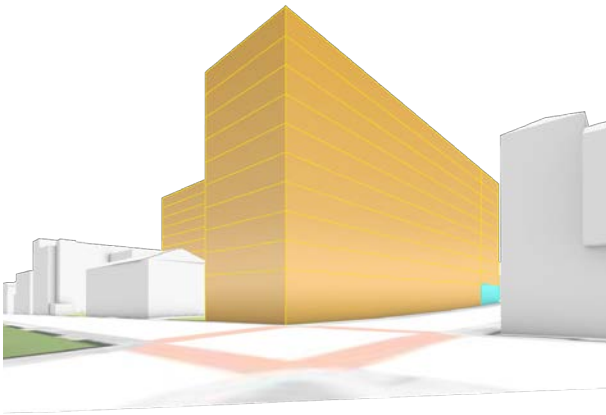
- Complies with current zoning regulation
- Consistest 10 floor evelation across all bars treats each street-front evenly
- Amenities at ground floor blend streetfront with inner courtyard



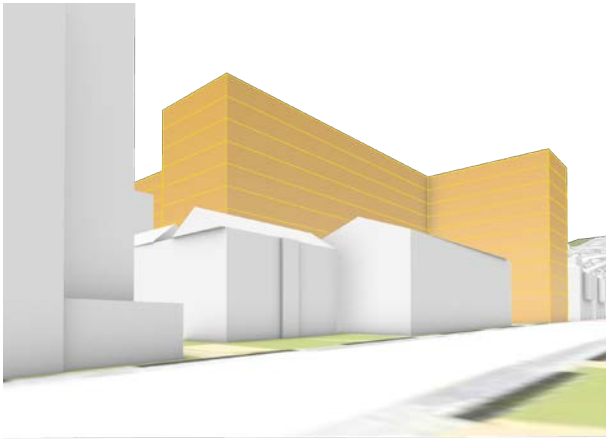
1.



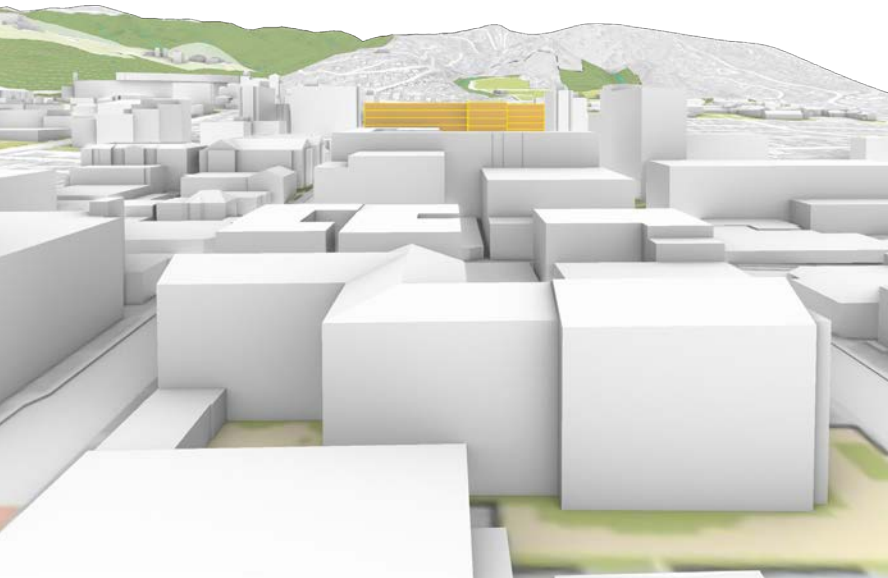
3.



2.



4.



Aerial Looking East



Aerial Looking West

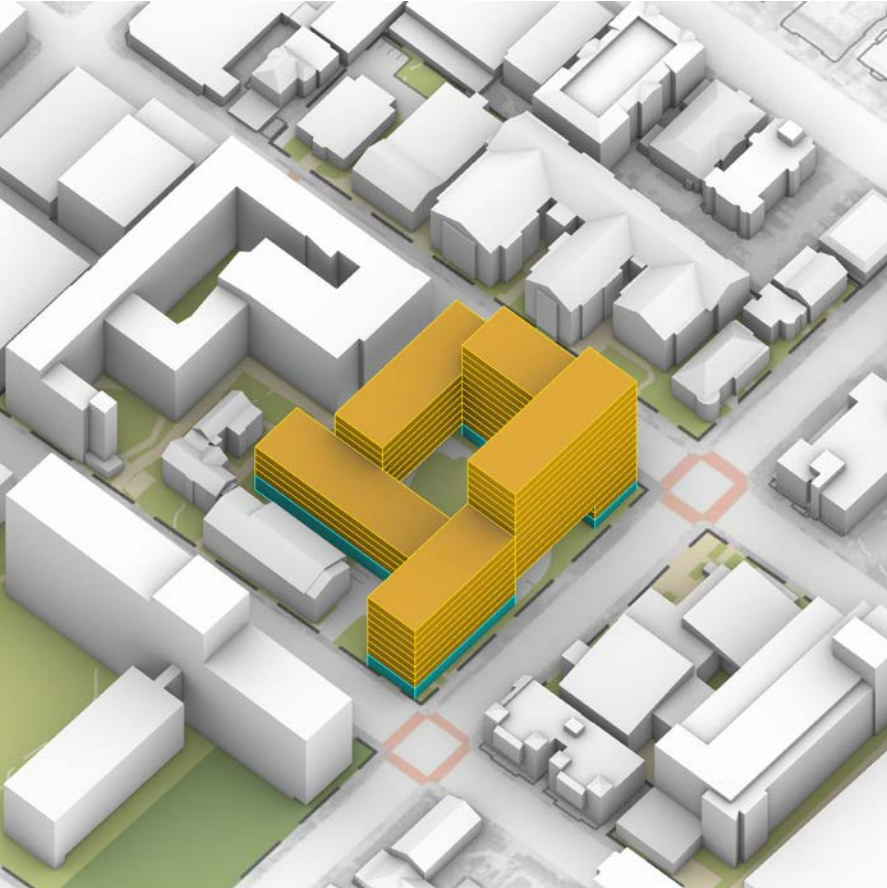
Scenario C: Channing Hall to be removed

Steps

The four bars are strategically scaled vertically to address adjacent building heights and to allow for ample sunlight into the central courtyard.



Siting



Massing

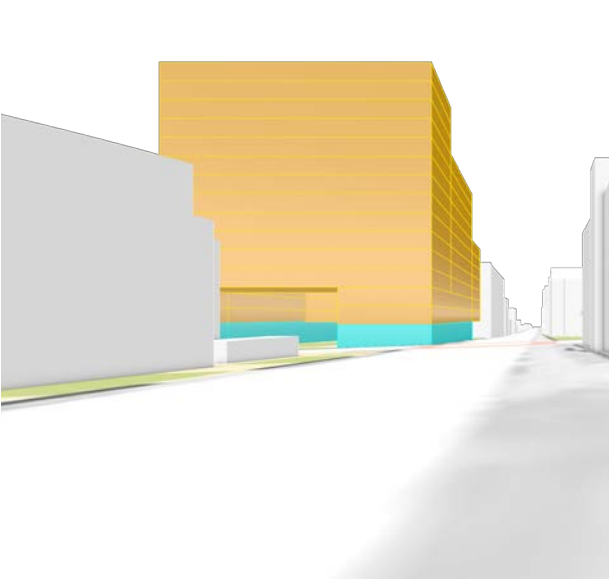
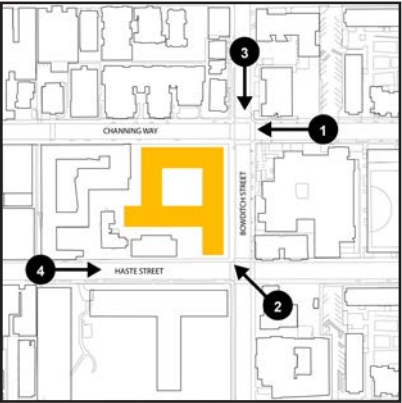
of Floors: 16

Max Height: 165'

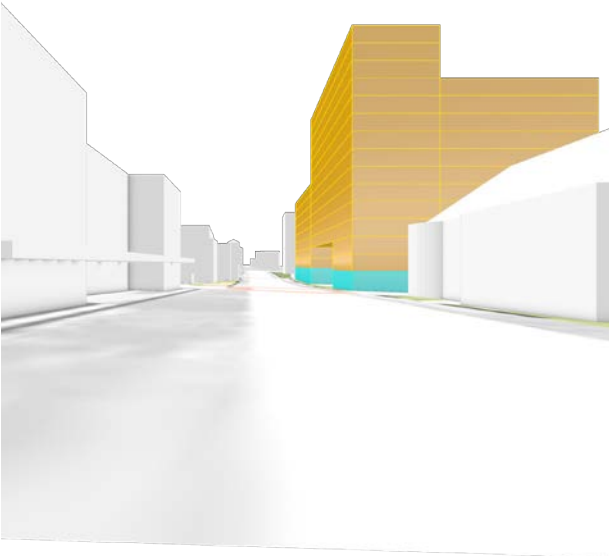
Open space: 50%

Key Considerations:

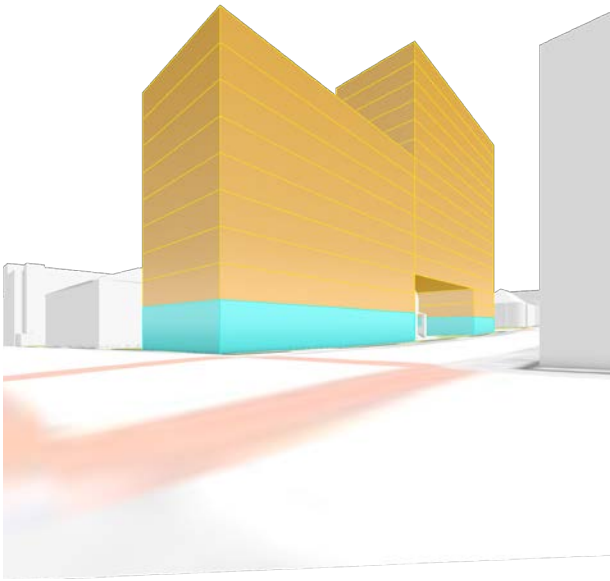
- The massing steps down towards South and West to preserve courtyard sunlight
- Portals on Bowditch St. and Channing Way connect campus street life to the inner courtyard
- The massing maintains a slender profile on Haste St. to match the street-front scale of the context



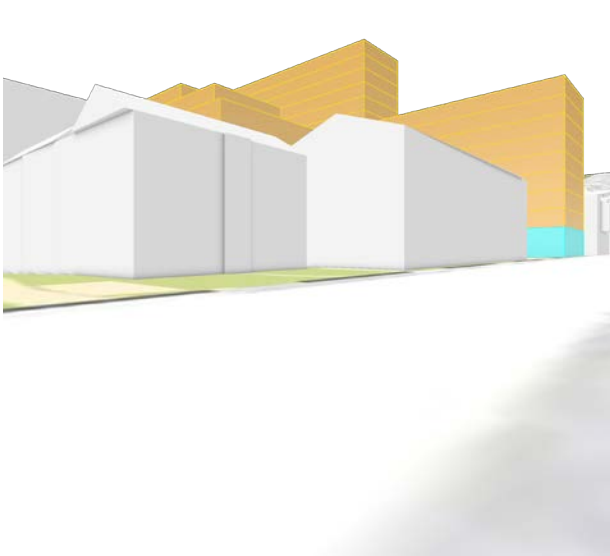
1.



3.



2.



4.

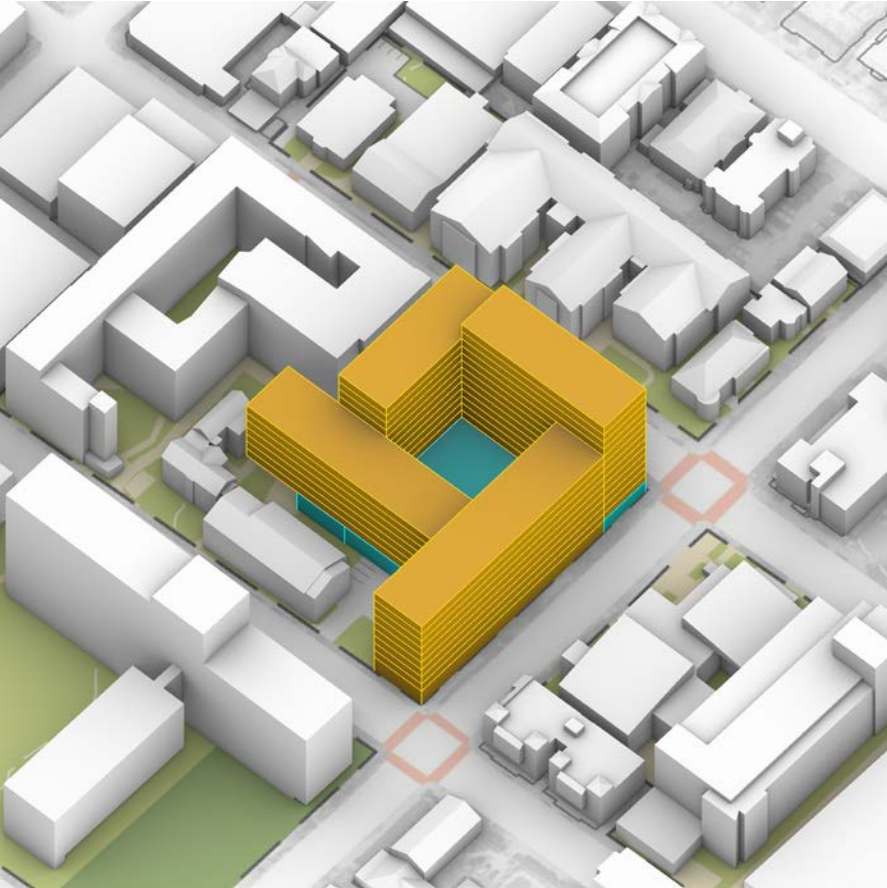
Scenario C: Channing Hall to be removed

Steps Podium

The four bars are strategically scaled vertically to address adjacent building heights and to allow for ample sunlight into the central courtyard.



Siting



Massing

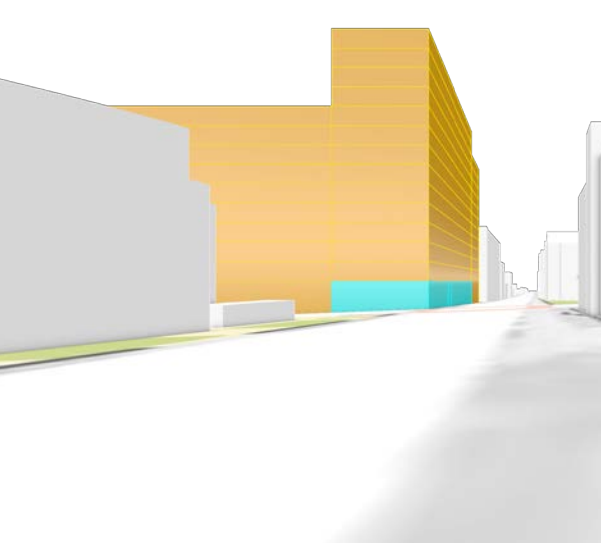
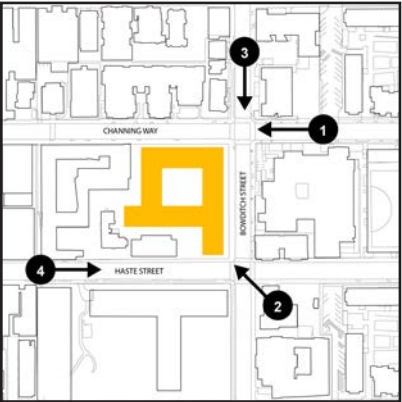
of Floors: 14

Max Height: 145'

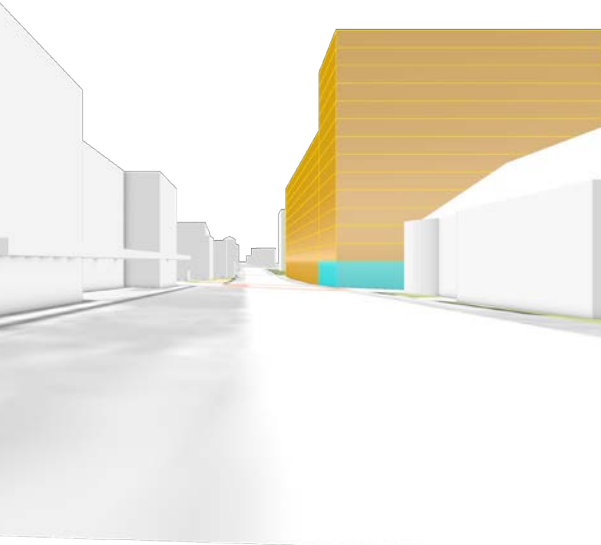
Target Density: 1500 beds

Key Considerations:

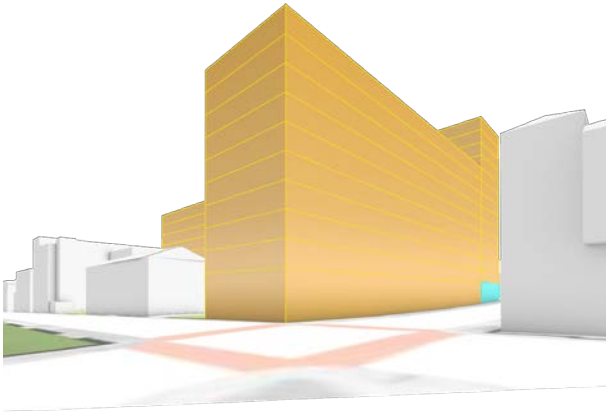
- The massing steps down towards South and West to preserve courtyard sunlight
- The massing maintains a slender profile on Haste St. to match the street-front scale of the context
- Elevated podium provides secure shared space and generous servcability at ground level



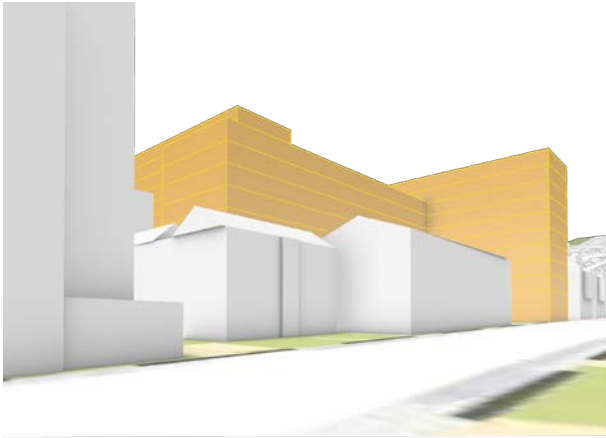
1.



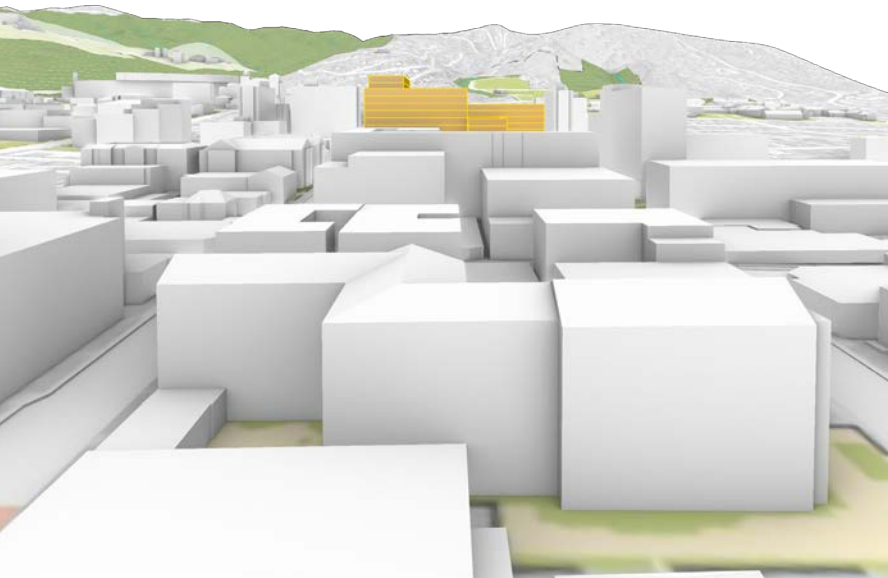
3.



2.



4.



Aerial Looking East



Aerial Looking West



Berkeley
UNIVERSITY OF CALIFORNIA

HANBURY

Architecture, Planning, & Interiors

Norfolk Office
120 Atlantic St Suite 100
Norfolk, VA 23510
+1 757 321 9600