

ANNA HEAD PARKING LOT COMMUNITY DISCUSSION

U.C. Berkeley

Dec. 17, 2008

U.C. Berkeley's Residential and Student Services Program proposes to develop a new residence hall and student apartment complex on the site of the Anna Head West parking lot (see attached site plan). The site is located within the Southside area and is bordered by 1-2 story retail buildings that face Telegraph Avenue on the west, extends to Channing Way on the north and Haste Street and People's Park on the south. To the east is the UC-owned Anna Head complex (the former Anna Head school, on National Register of Historic Place & a City of Berkeley Landmark) and Bowditch Street.

Goals of Proposed Anna Head student housing project:

- Per the joint Berkeley-UCB MOU of 1997, "acknowledge the Southside Plan as the guide for campus developments in the Southside area"
- The project should be highly sustainable: Strive for LEED Gold certification
- Build housing near campus to reduce parking demand and traffic
- Develop master plan for entire site to identify improvements including landscape, circulation, & lighting. Save specimen trees.
- Per Southside guidelines, design Haste street frontage to create "eyes on People's Park".

PROGRAM

The proposed program includes a 65 unit residence hall freshmen and a 70 unit apartment building for upper division students to help meet student housing goals as described in the University's 2020 Long Range Development Plan. The program includes housing for resident advisors, a resident director and resident faculty person as well as offices for staff to support RSSP's Residential Life program. The program does not include replacement of existing parking on site.

DESIGN GUIDELINES

The Design Guidelines draw directly from the City of Berkeley Southside Plan Design Guidelines as well as the UCB Long Range Development Plan:

- Encourage infill buildings on sites around People's Park to create more "eyes on the Park".
- Consider the Haste Street frontage of the Anna Head parking lot as a UC housing site to create a residential constituency who use the Park, as recommended by the University's 1990 LRDP.

ZONING REQUIREMENTS

The project site is designated a Residential High Density (R-S) within the Southside Plan. The listed maximum height allowed is 5 stories and 60 ft.

- Utilize massing, setbacks, articulation, roof form and materials to create a modulated building mass appropriate in scale to the context of this sub-area.

SITE PLANNING & ARCHITECTURAL DESIGN

The project includes development of a master plan that encompasses the entire UC-owned site in order to fully integrate the new building with the Anna Head complex and identify ground plane improvements that enhance the experiential quality, accessibility and the security of the site. The master plan will address open space, parking, circulation, lighting, street trees and trees to remain on site, signage and bicycle parking. Renovation of the Anna Head buildings is not included in the scope. Project Design Guidelines are based on the Southside Plan Design Guidelines and an initial meeting with the State Historic Preservation Office:

- The new housing should not be designated as a separate and discrete object but should be integrated into the urban fabric of the Southside area by use of scale, colors and materials.
- Create distinguished contemporary solutions that respect and compliment the historic fabric of the neighborhood.
- Enhance the aesthetics & utility of the streetscape for pedestrians.
- The building massing should preserve the view of the public entry to Channing hall in the Anna Head complex.