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 program 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.