



D E S I G N  
R E V I E W  
C O M M I T T E E  
INFORMATIONAL ITEM

PRESENTATION BY UC  
OCTOBER 21, 2024

## Bancroft Student Housing

### UNIVERSITY OF CALIFORNIA BERKELEY

**Informational Item** to review the student housing project that would construct approximately 1600 beds for undergraduate housing. This project also includes the demolition of the existing 2200 Bancroft administrative building.

**Project and Process Overview:** The Berkeley campus proposes to redevelop the UC-owned administrative building and parking lot at 2200 Bancroft. The proposed project would demolish the existing building and construct a new undergraduate student residence hall with up to 1,634 beds. The project would include a student dining facility, social lounges, on-site laundry facilities, and a fitness center.

Development projects owned by the University but located off-campus are not subject to the City's zoning regulations, and they have not consistently been presented to the City's elected and appointed boards and commissions in the past. The new collaborative planning process ensures that the City and the University work together to provide engagement opportunities for the public. This collaboration also ensures coordination on projects that may affect the City's infrastructure, traffic patterns and other resources.

The new collaborative planning process has provided an opportunity for improved communication and expanded public engagement. These changes will provide benefits to the City, the University and the public, and will likely translate to improvements in project planning that benefit the City as a whole. This capital project to which the framework is being applied is the University's Bancroft Student Housing project, located on Fulton Street between Bancroft Way and Durant Avenue.

Attached is a draft Collaborative Planning Framework Project Checklist and supporting graphics package to provide information about the project and how the campus anticipates responding to the local planning guidance.

Attachments:

1. General Project Information Checklist and Collaborative Planning Checklist Graphics Package, dated August 27, 2024





**Capital Strategies**  
Physical & Environmental Planning

## City Environs Project Checklist

Updated August 27, 2024

Jordan Klein  
Director of Planning and Development  
City of Berkeley  
[via email]

**Subject: Proposed Project, Bancroft Student Housing**

Dear Jordan,

As we have discussed, the Berkeley campus proposes to redevelop the UC-owned administrative building and parking lot at 2200 Bancroft. The proposed project would demolish the existing building and construct a new undergraduate student residence hall with up to 1,634 beds.

I am attaching a draft Collaborative Planning Framework Project Checklist for your consideration. The Checklist includes information about the project, as well as context for how the campus anticipates responding to the local planning guidance.

The campus is planning to bring this project to the UC Regents for approval at their January 2025 meeting. Per the terms of the Collaborative Planning Framework, I look forward to discussing this very important campus project with you and your staff to help guide the project's development planning work while achieving this target approval date.

Sincerely,

A handwritten signature in black ink, appearing to read "Wendy Hillis".

Wendy Hillis, AIA  
Assistant Vice Chancellor and Campus Architect  
UC Berkeley

The purpose of this checklist is to convey campus project information to the City and to document plans, policies, and permits that may be applicable to university capital projects. The checklist is intended to track key project milestones, as well as comments discussed at the Roundtable. It is a working document that is updated through the collaborative planning process.

**1 | General Project Information** (Checklist Revision Date: August 28, 2024)

|                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Name:</b>                                        | 2200 Bancroft Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Project Location (Address):</b>                          | 2200 Bancroft Way, at Fulton Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Anticipated Project Budget:</b>                          | \$465,000,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>UC Approvals (Past):</b>                                 | UC Regents - Preliminary Planning Funding Approval, September 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>UC Approvals (Future):</b>                               | UC Regents - Budget, Finance, Design, and CEQA Approval, Anticipated January 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Current CPC Phase:</b>                                   | Design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Anticipated Construction Period:</b>                     | October 2025 - July 2028                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Brief Project Description:</b>                           | The project would include demolition of the existing 2200 Bancroft administrative building and parking lot. The project would construct approximately 1,500-1,600 beds for undergraduate student housing. The project would include a student dining facility, social lounges, on-site laundry facilities, and a fitness center.                                                                                                                                                                                                                                         |
| <b>Anticipated Utility and Infrastructure Connections</b>   | <input checked="" type="checkbox"/> PG&E<br><input checked="" type="checkbox"/> City Wastewater/Sewer<br><input checked="" type="checkbox"/> City Stormwater<br><input type="checkbox"/> Campus Power                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Does the project involve a listed historic resource?</b> | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Anticipated Environmental Review Process</b>             | <input type="checkbox"/> General/Statutory Exemption<br><input type="checkbox"/> Categorical Exemption (Class(es) _____)<br><input type="checkbox"/> Other:<br><input checked="" type="checkbox"/> Initial Study<br><input type="checkbox"/> EIR<br><input type="checkbox"/> Programmatic<br><input type="checkbox"/> Project-Specific<br><input type="checkbox"/> Additional Project Analysis<br><input checked="" type="checkbox"/> Addendum to the 2021 LRDP EIR<br><input type="checkbox"/> Subsequent<br><input type="checkbox"/> Supplement to EIR<br>Other: _____ |

## 2 | Review Milestones

Instructions: As a project advances, add the date each task is complete, with notes to indicate key outcomes at each step in the process.

| Phase       | Milestones                                                                                                                                                                                                                     | Date Complete                                                                                                                                                                                                                                                                       | Notes                                                                      |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| Concept     | CPC Concept Approval                                                                                                                                                                                                           | June 11, 2020                                                                                                                                                                                                                                                                       |                                                                            |
|             | Planning Director / Campus Architect Discussion                                                                                                                                                                                |                                                                                                                                                                                                                                                                                     |                                                                            |
| Feasibility | Campus Design Review                                                                                                                                                                                                           | September 21, 2023                                                                                                                                                                                                                                                                  |                                                                            |
|             | Planning Director / Campus Architect Discussion                                                                                                                                                                                |                                                                                                                                                                                                                                                                                     |                                                                            |
|             | Meeting w/ Local Councilperson(s) and Planning Director                                                                                                                                                                        | November 9, 2023                                                                                                                                                                                                                                                                    |                                                                            |
|             | CPC Feasibility Approval                                                                                                                                                                                                       | December 13, 2023                                                                                                                                                                                                                                                                   |                                                                            |
| Design      | Project Roundtable Meeting                                                                                                                                                                                                     | <input type="checkbox"/> Draft Checklist: 10/2/24<br><input type="checkbox"/> Meeting: 10/2/24<br><input type="checkbox"/> COB Response: _____                                                                                                                                      |                                                                            |
|             | Project Description and Checklist submitted to the Planning Director                                                                                                                                                           | May 28, 2024                                                                                                                                                                                                                                                                        |                                                                            |
|             | 4x6 Review                                                                                                                                                                                                                     | 9/11/24                                                                                                                                                                                                                                                                             |                                                                            |
|             | City Commissions<br><ul style="list-style-type: none"> <li>o Zoning Adjustments Board</li> <li>o Design Review Committee</li> <li>o Landmark Preservation Commission</li> <li>o Transportation &amp; Infrastructure</li> </ul> | DRC - 10/21/24<br>TIC - TBD                                                                                                                                                                                                                                                         | The University is not anticipating this project to be reviewed by ZAB, LPC |
|             | Other Public Meetings                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                     |                                                                            |
|             | CEQA-related Notifications                                                                                                                                                                                                     | <input type="checkbox"/> Notice of Exemption<br><input type="checkbox"/> Notice of Preparation<br><input type="checkbox"/> Scoping Hearing<br><input type="checkbox"/> Comment Hearing<br><input type="checkbox"/> Notice of Determination<br><input type="checkbox"/> Other: _____ |                                                                            |
|             | City's Written Comments to University                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                     | Requested by the end of October, in advance of a November Regents meeting. |
|             | University's Response to City Comments                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                     |                                                                            |
|             | Project Design/CEQA approval(s)                                                                                                                                                                                                | Anticipated January 2025                                                                                                                                                                                                                                                            |                                                                            |

### 3 | City Local Plans and Zoning Standards Summary

Instructions: Check boxes to indicate whether a planning document is applicable to the proposed project. In the notes column, briefly describe how a projects aligns or would vary from each relevant plan.

| Topic Area                         | City Plans                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | UC Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| City Zoning District: <u>R-SMU</u> | Are the proposed uses allowable by City zoning and/or land use regulations?<br><input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No<br><input type="checkbox"/> N/A                                                                                                                                                                                                                                                                                                                                                                                                 | Notes:<br><ul style="list-style-type: none"> <li>Residential use is allowable by City zoning.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Local Development Standards        | <input checked="" type="checkbox"/> Height: <i>85 feet</i><br><input checked="" type="checkbox"/> Density: <i>No Max; minimum 150 units/acre</i><br><input checked="" type="checkbox"/> Bulk: <i>up to 100 percent lot coverage</i><br><input checked="" type="checkbox"/> Setbacks: <i>Rear setback of 4 feet</i><br><input checked="" type="checkbox"/> FAR: <i>7.0</i><br><input checked="" type="checkbox"/> Open Space: <i>40 sf per 1,000 gross residential floor area</i><br><input checked="" type="checkbox"/> Parking: <i>no minimum</i><br><input type="checkbox"/> Other: | Notes:<br><ul style="list-style-type: none"> <li><u>Height</u>: The proposed project would be up to 276 feet tall (up to 26 stories), exceeding the local standard. The additional height enables the campus to achieve a bed count that is required to house existing students and address maintenance projects on existing housing without adding students to the local private housing market.</li> <li><u>Density and FAR</u>: The proposed project would have a density of up to 695 units/acre and FAR of 11.4.</li> <li><u>Bulk/Setbacks</u>: 0 feet, to fully utilize the project site. The rear of the project abuts a UC-owned parcel.</li> <li><u>Open Space</u>: The project would have approximately 340,000 GSF of residential floor area and would include approximately 19,500 square feet of open space: Open space would include 1,500 square feet of atrium/court on Level 1, 2,000 square feet of dining terrace on Level 2, 6,000 square feet of activity terrace on Level 3, and up to 10,000 square feet of green roof on Level 4. This exceeds the development standard minimum of 14,000 square feet.</li> <li><u>Parking</u>: No parking is proposed.</li> </ul> |
| Applicable land use plans:         | <input checked="" type="checkbox"/> General Plan<br><input type="checkbox"/> Downtown Area Plan<br><input checked="" type="checkbox"/> Streets and Open Space Plan<br><input checked="" type="checkbox"/> Southside Plan<br><input type="checkbox"/> University Ave Strategic Plan                                                                                                                                                                                                                                                                                                    | Notes:<br><ul style="list-style-type: none"> <li>The Project is generally consistent with the General Plan, including the Housing Element’s goal of producing adequate new housing capacity to meet current and future housing needs.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| Topic Area                       | City Plans                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | UC Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>• The SOSIP identifies Fulton Street as a bikeway. This is being implemented as part of the City’s Southside Complete Streets project. This project would not impact the proposed changes to Fulton Street.</li> <li>• The Project is identified as an opportunity site in the Southside Plan (Appendix A) and would generally be consistent with the Southside Plan, including Policy LU-A2 (Housing and mixed-use w/ housing for students should be UC’s highest priority on University-owned opportunity sites); Objective T-I (Encourage more housing in the Southside in order to reduce auto trips and facilitate travel on foot and bike); and Objective CC-F (Enhance the urban streetscape, landscaping and open space in the southside)</li> </ul>                                                                                                               |
| Applicable transportation plans: | <ul style="list-style-type: none"> <li>✓ Strategic Transportation Plan</li> <li>✓ Pedestrian Plan</li> <li>✓ Bicycle Plan</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Notes:</p> <ul style="list-style-type: none"> <li>• The proposed project would not impact the right-of-way improvements being implemented as part of the Southside Complete Streets project. However, the University will coordinate its construction traffic management plan with the city.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Applicable climate initiatives:  | <ul style="list-style-type: none"> <li>✓ Climate Action Plan</li> <li>✓ Green Building Requirements <ul style="list-style-type: none"> <li>✓ Natural Gas Prohibition</li> <li>✓ LEED Gold in C-DMU Zone</li> <li>✓ Solar PV, Battery/Energy Storage</li> <li>✓ Low Carbon Concrete</li> <li>✓ Waste Diversion Regulations (<i>65% of construction waste</i>) <ul style="list-style-type: none"> <li><input type="checkbox"/> Electric Vehicle Charging (<i>10% of parking with stations; 40% EV Capable</i>)</li> </ul> </li> <li>✓ Water Efficient Landscaping Requirements (<i>comply with State WELO, EBMUD Section 31, Bay-Friendly Basics Landscape Checklist</i>)</li> </ul> </li> <li><input type="checkbox"/> Existing Building Electrification Plan (<i>n/a</i>)</li> </ul> | <p>Notes:</p> <ul style="list-style-type: none"> <li>• The Project will be generally consistent with the Climate Action Plan, including the following green building requirements: <ul style="list-style-type: none"> <li>○ <u>Natural Gas</u>: The Project will not use any natural gas.</li> <li>○ <u>LEED</u>: The Project will comply with the UC Sustainable Practices Policy by achieving LEED Gold or higher.</li> <li>○ <u>Solar PV</u>: The Project may install PVs or make the building rooftops solar-ready.</li> <li>○ <u>Low Carbon Concrete</u>: The campus complies with CALGreen as required by the UC system, and will use low carbon concrete.</li> <li>○ <u>Waste Diversion</u>: The Project will comply with waste diversion requirements during construction, as noted in the UC Sustainable Practices Policy and LEED. LEED requires at least 50% construction waste</li> </ul> </li> </ul> |

| Topic Area                                   | City Plans                                                                                                                                                                                                    | UC Response                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                              |                                                                                                                                                                                                               | <div data-bbox="1276 293 1953 354" data-label="Text"> <p>diversion, and UC Berkeley capital projects typically divert 75% or more.</p> </div> <div data-bbox="1234 367 1940 488" data-label="List-Group"> <ul style="list-style-type: none"> <li>○ <u>Landscape</u>: The Project will include native and/or climate adaptive and drought-resistant plant materials. It will minimize water use in accordance with LEED and City requirements.</li> </ul> </div> |
| Applicable infrastructure and utility plans: | <input checked="" type="checkbox"/> Green Infrastructure Plan                                                                                                                                                 | Notes:<br>The project will purchase campus stormwater credits.                                                                                                                                                                                                                                                                                                                                                                                                  |
| Other Applicable City Zoning Standards:      | <input type="checkbox"/> Coastal Live Oak Ordinance<br><input type="checkbox"/> Creek Ordinance<br><input type="checkbox"/> Landmarks Preservation Ordinance<br><input type="checkbox"/> Demolition Ordinance | Notes:                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

## 4 | Graphics Package and Design Elements

Instructions: Attach the listed documents to this checklist when transmitting. The purpose of the graphics package is to convey key project information to city staff to help them understand the project. These documents align with materials that would be developed for future Regental project approval items.

|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| Graphics Package:                    | <ul style="list-style-type: none"> <li>✓ Location Map</li> <li><input type="checkbox"/> Site Plan</li> <li>✓ Floor Plans</li> <li>✓ Elevations/Sections</li> <li><input type="checkbox"/> Site Utility and Infrastructure</li> <li><input type="checkbox"/> Summary of Project Features that support the UC Policy on Sustainable Practices and City Climate Action Plan</li> <li><input type="checkbox"/> Exterior design materials and/or renderings</li> </ul> | Notes: |
| Applicable Design Review Guidelines: | <ul style="list-style-type: none"> <li><input type="checkbox"/> Downtown Area Plan Design Guidelines</li> <li>✓ Southside Area Design Guidelines</li> <li><input type="checkbox"/> University Avenue Design Guidelines</li> <li><input type="checkbox"/> Citywide Design Guidelines</li> <li><input type="checkbox"/> Parking and Driveway Design Guidelines</li> </ul>                                                                                           | Notes: |

## 5 | Permit and Other Coordination Items:

Instructions: Indicate anticipated permits that would be sought from the city during construction. Some of these items may be discussed and amended at the project roundtable meeting.

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicable Permits:               | <ul style="list-style-type: none"> <li>✓ Engineering Permits</li> <li>✓ Right of Way Permits</li> <li>✓ Street and Sidewalk Use Permits</li> <li>✓ Sewer and Storm Drain Permits</li> <li>✓ Utility Permits</li> <li><input type="checkbox"/> Encroachment Permits</li> <li><input type="checkbox"/> Sewer Lateral Permit</li> <li><input type="checkbox"/> Forestry Permit</li> <li>✓ NPDES Permits (National Pollutant Discharge Elimination System) for stormwater runoff</li> <li><input type="checkbox"/> CUPA Permits (Certified Unified Program Agency) for Hazardous Materials</li> </ul> | Notes:                                                                                                                                          |
| Commercial Business Requirements: | <ul style="list-style-type: none"> <li><input type="checkbox"/> Business Licenses</li> <li><input type="checkbox"/> Use Permits</li> <li><input type="checkbox"/> Impact Fees associated with non-University uses</li> </ul>                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                 |
| Other:                            | <ul style="list-style-type: none"> <li><input type="checkbox"/> Subdivision Act</li> <li>✓ Address Assignment</li> <li>✓ Coordination with Other Local Agencies (e.g., PG&amp;E, EBMUD, Transit, etc)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                  | Coordination with PG&E and EBMUD will be necessary for utility hook-ups. Some coordination with AC Transit may be required during construction. |

# Bancroft-Fulton Student Housing: Project Introduction

John Arvin  
Associate Vice Chancellor, Capital Strategies

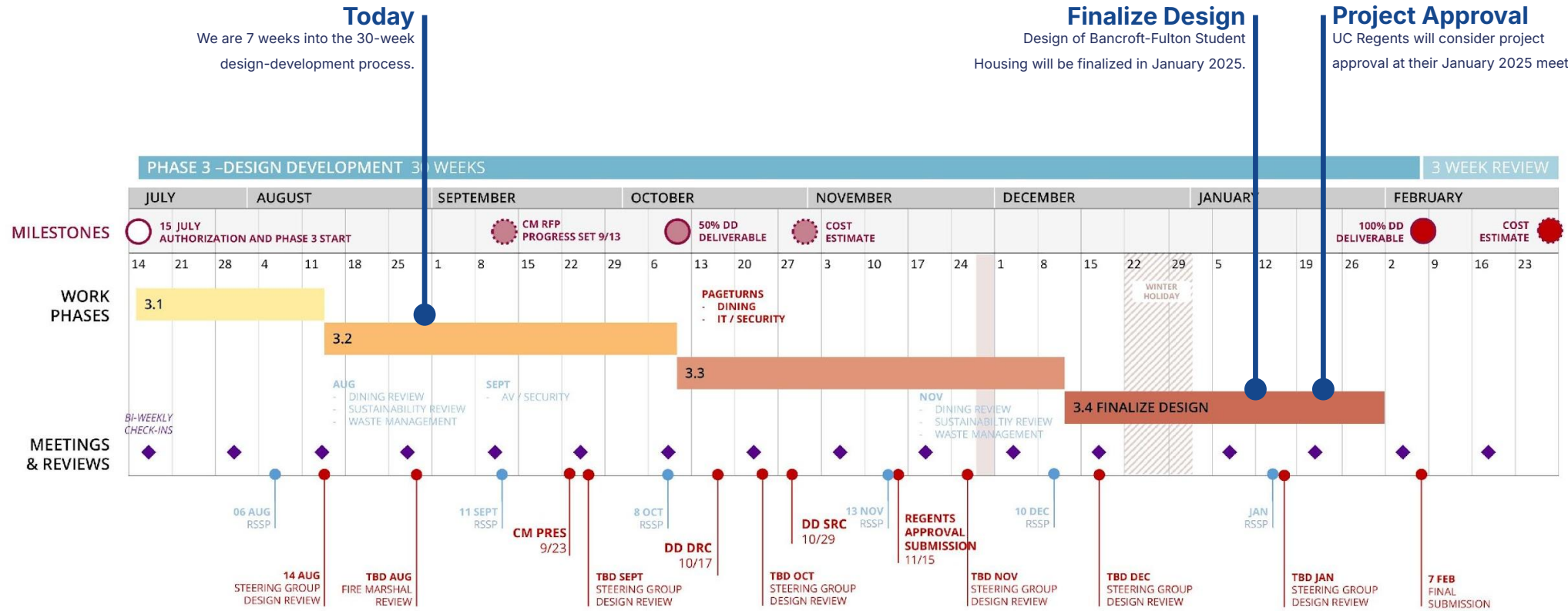
Lindsay Facchini  
Director of Student Housing Development

August 2024

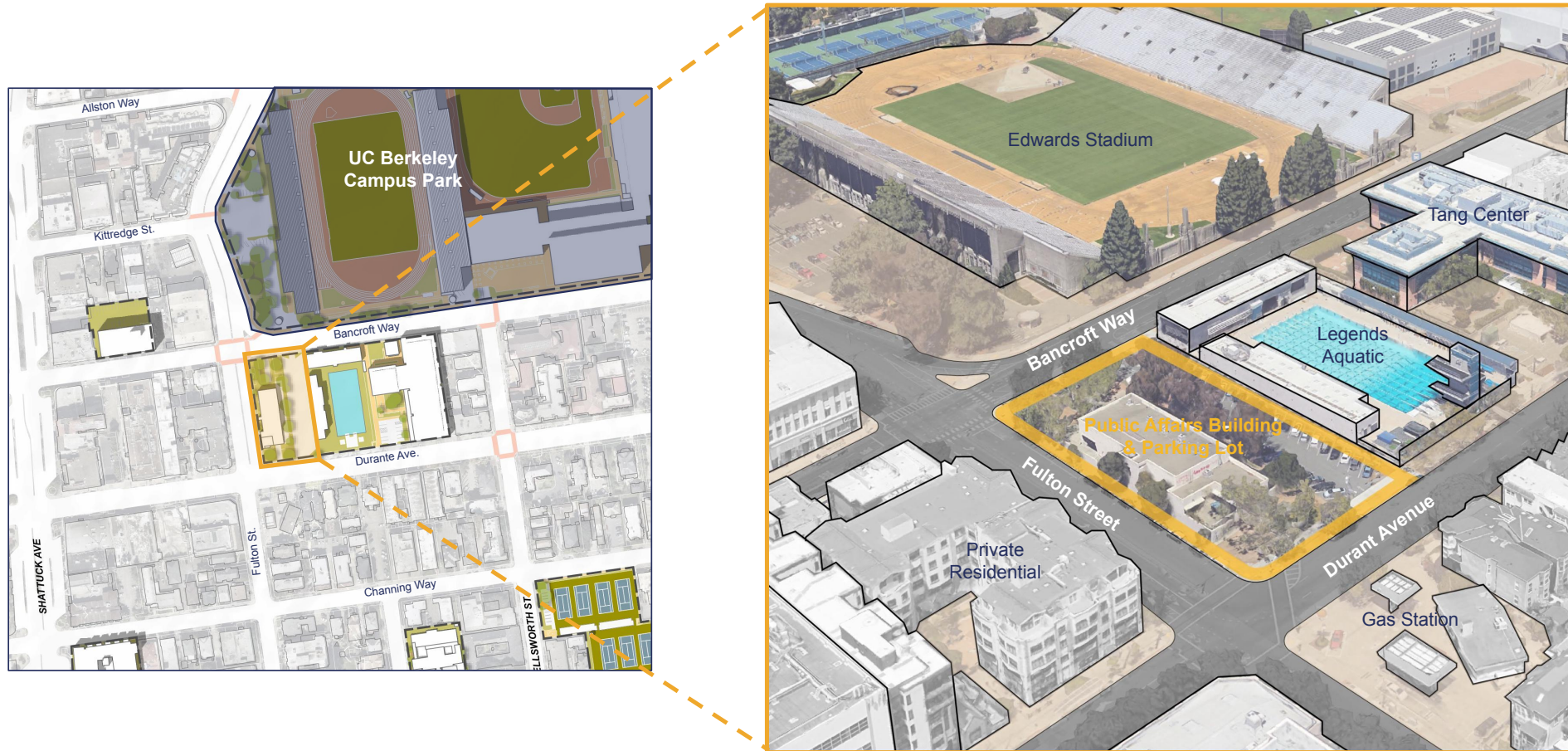
UC Berkeley  
Capital Strategies



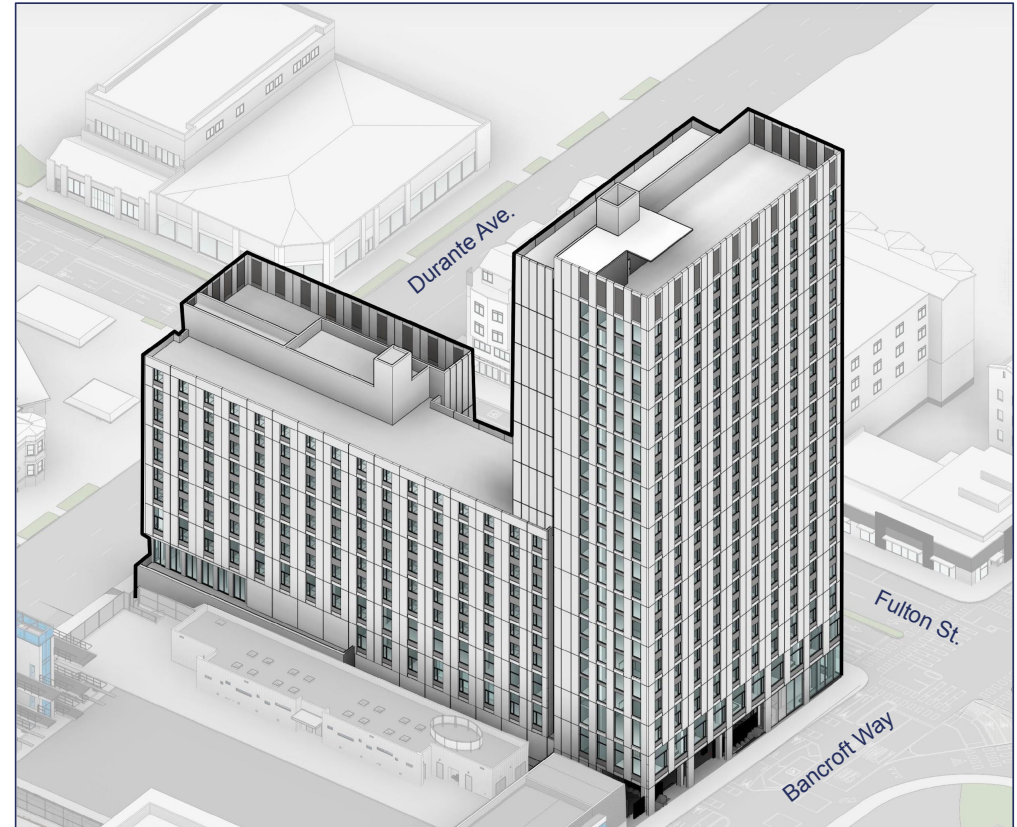
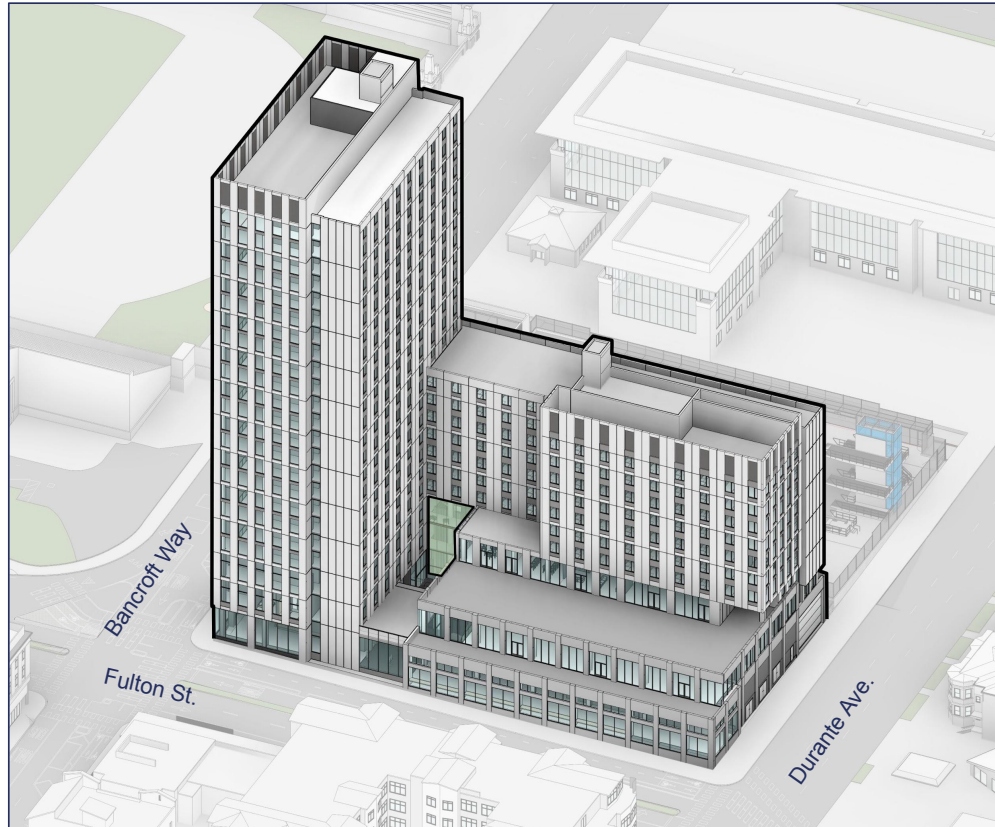
# Design development is currently underway.

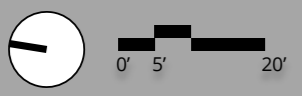
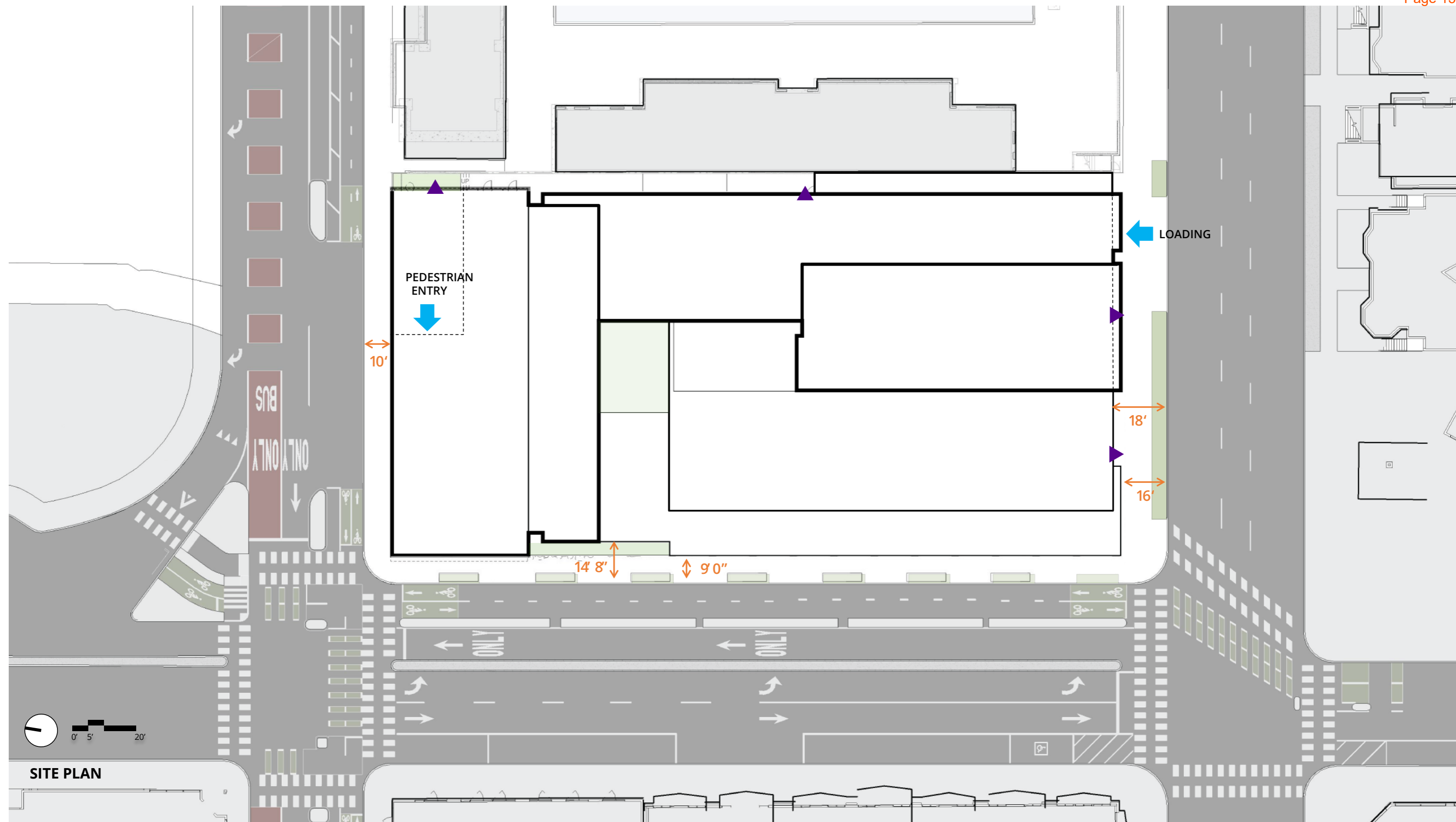


## Project Location: 2200 Bancroft Way

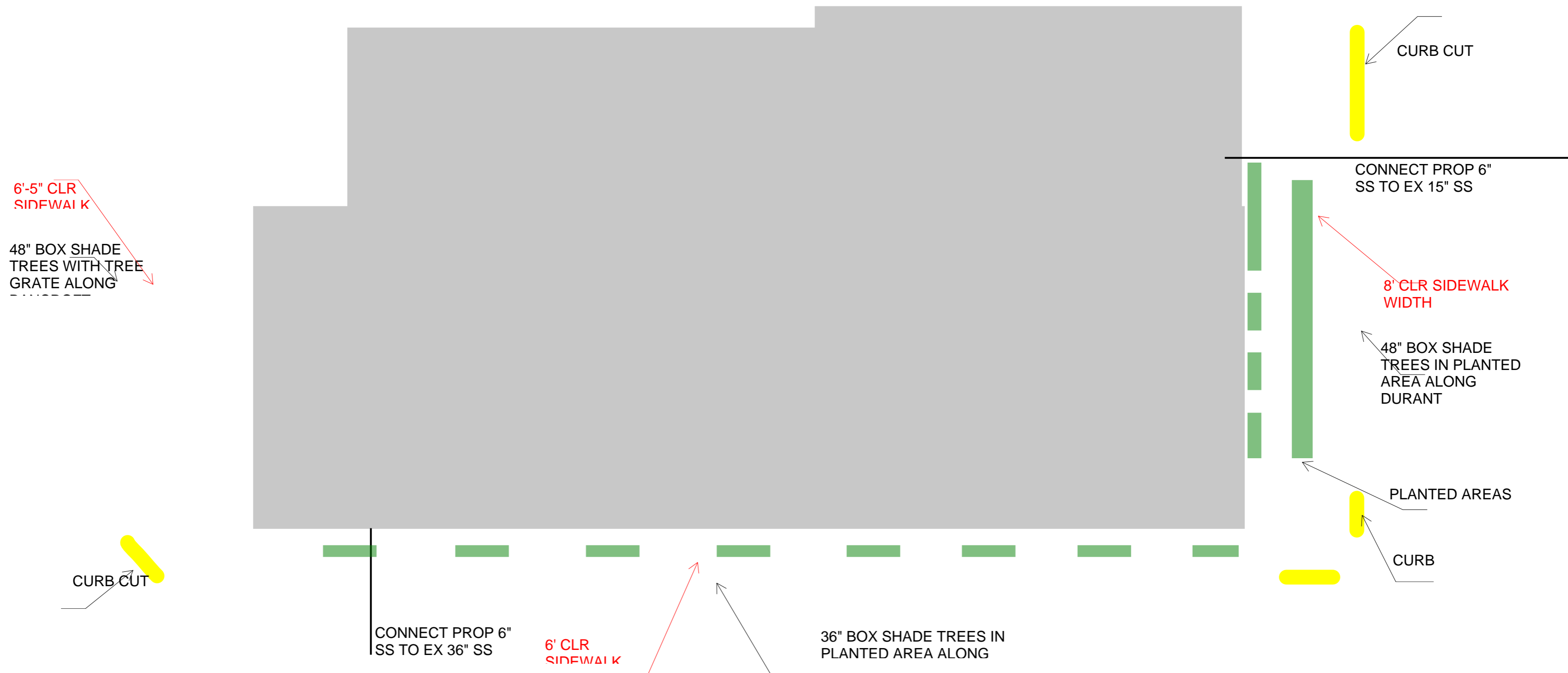


## Site Planning: Massing





SITE PLAN



6'-5" CLR  
SIDEWALK

48" BOX SHADE  
TREES WITH TREE  
GRATE ALONG

CURB CUT

CONNECT PROP 6"  
SS TO EX 36" SS

6' CLR  
SIDEWALK

36" BOX SHADE TREES IN  
PLANTED AREA ALONG

CONNECT PROP 6"  
SS TO EX 15" SS

8' CLR SIDEWALK  
WIDTH

48" BOX SHADE  
TREES IN PLANTED  
AREA ALONG  
DURANT

PLANTED AREAS

CURB

CURB CUT

### SIDEWALK & SS CONNECTION PLAN

6' SIDEWALK

3' PLANTER

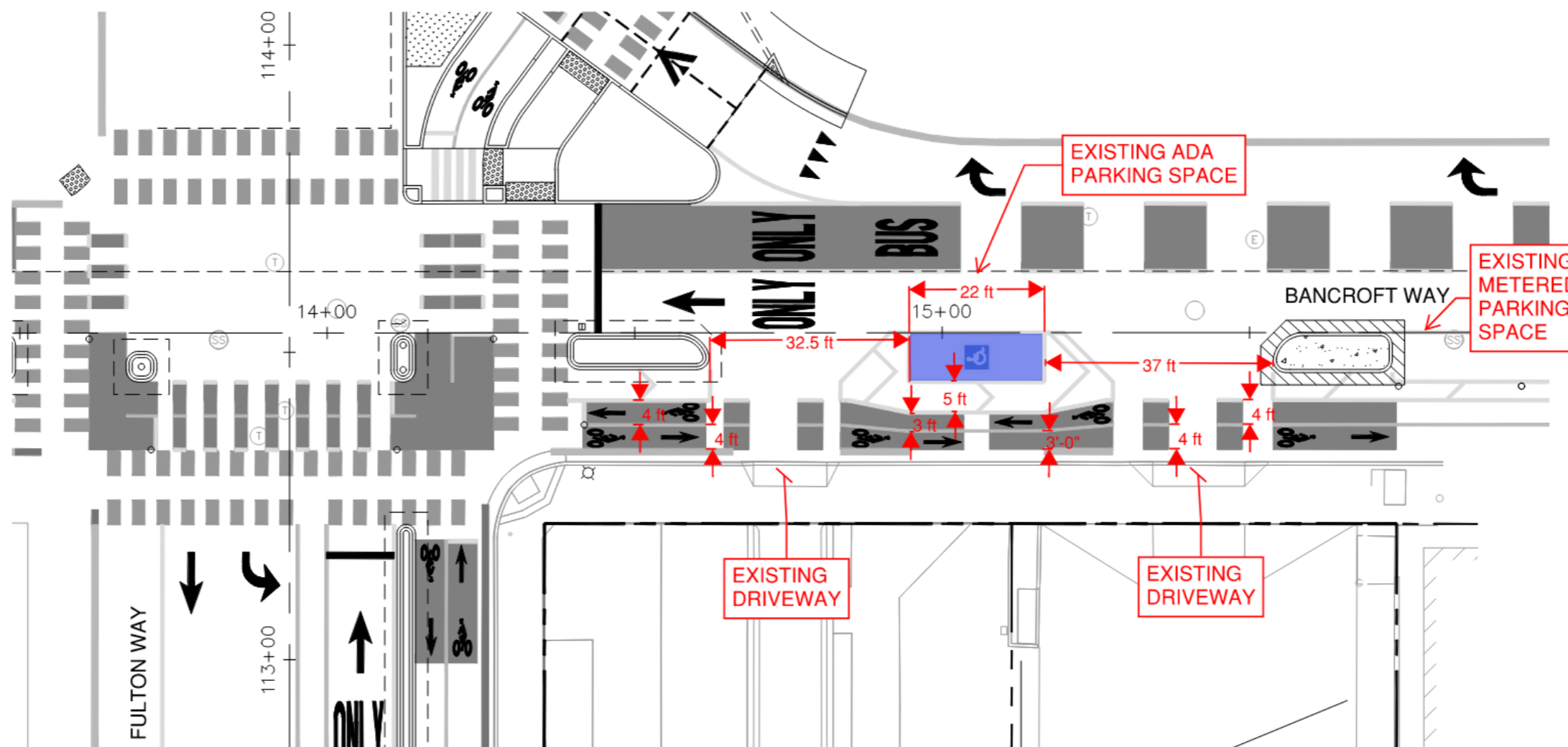
PROTECTED BIKE  
LANE

SIDEWALK SECTION AT FULTON

TREE GRATE SECTION AT  
BANCROFT

DRAFT

EXISTING CONDITION



Abbreviations:  
 ft - feet  
 ADA - Americans with Disabilities Act



SCALE  
 1" = 20'



UNIVERSITY OF CALIFORNIA BERKELEY  
 BANCROFT FULTON HOUSING DEVELOPMENT  
 EXISTING CONDITION

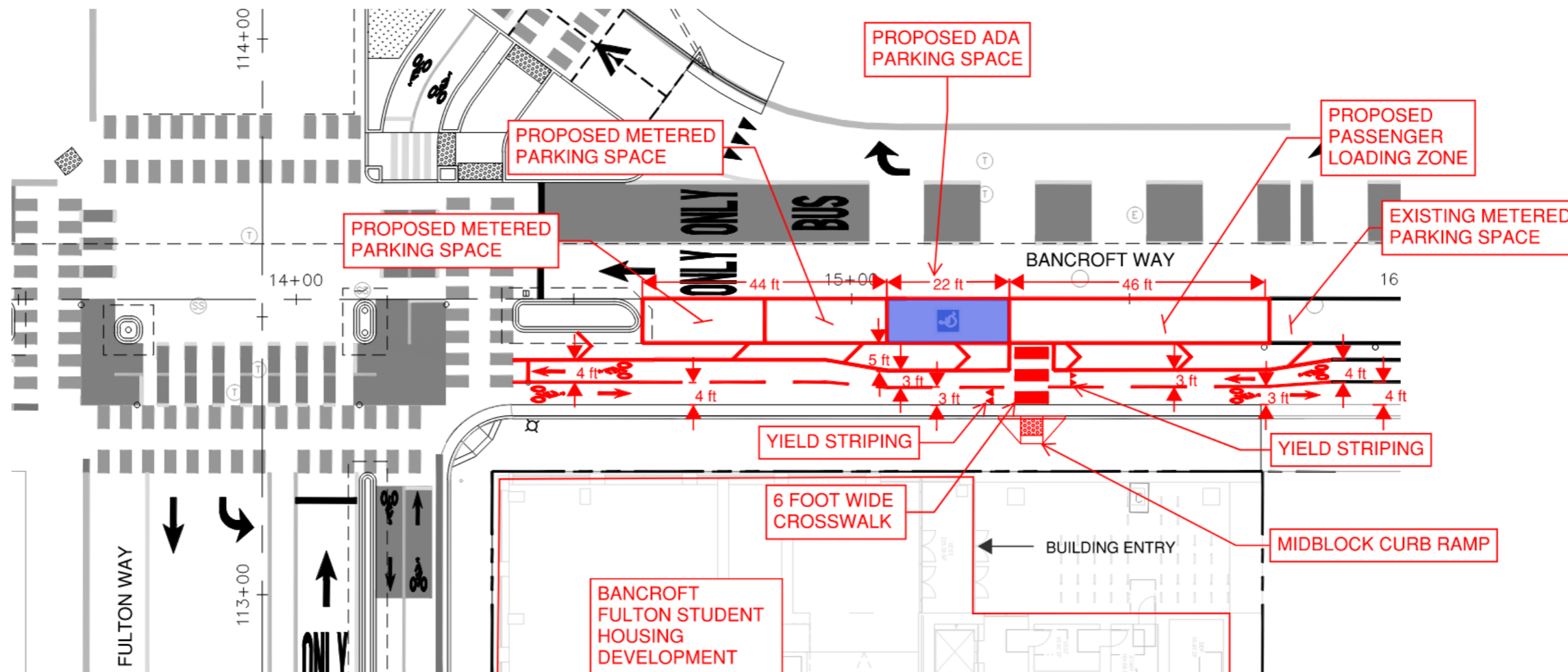
|           |            |
|-----------|------------|
| DATE:     | 07/03/2024 |
| SCALE:    | AS SHOWN   |
| DESIGNED: | JKL        |
| DRAWN:    | JKL        |
| CHECKED:  | JRK        |

EXHIBIT  
 3

JOB NO.  
 254002

DRAFT

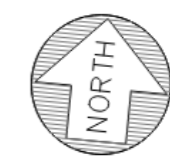
PROPOSED LOADING ZONE



UNIVERSITY OF CALIFORNIA BERKELEY  
 BANCROFT FULTON HOUSING DEVELOPMENT  
 PROPOSED LOADING ZONE EXHIBIT

|           |            |
|-----------|------------|
| DATE:     | 07/03/2024 |
| SCALE:    | AS SHOWN   |
| DESIGNED: | JKL        |
| DRAWN:    | JKL        |
| CHECKED:  | JRK        |

|         |        |
|---------|--------|
| EXHIBIT | 1      |
| JOB NO. | 254002 |



SCALE  
 1" = 20'

Abbreviations:  
 ft - feet  
 ADA - Americans with Disabilities Act

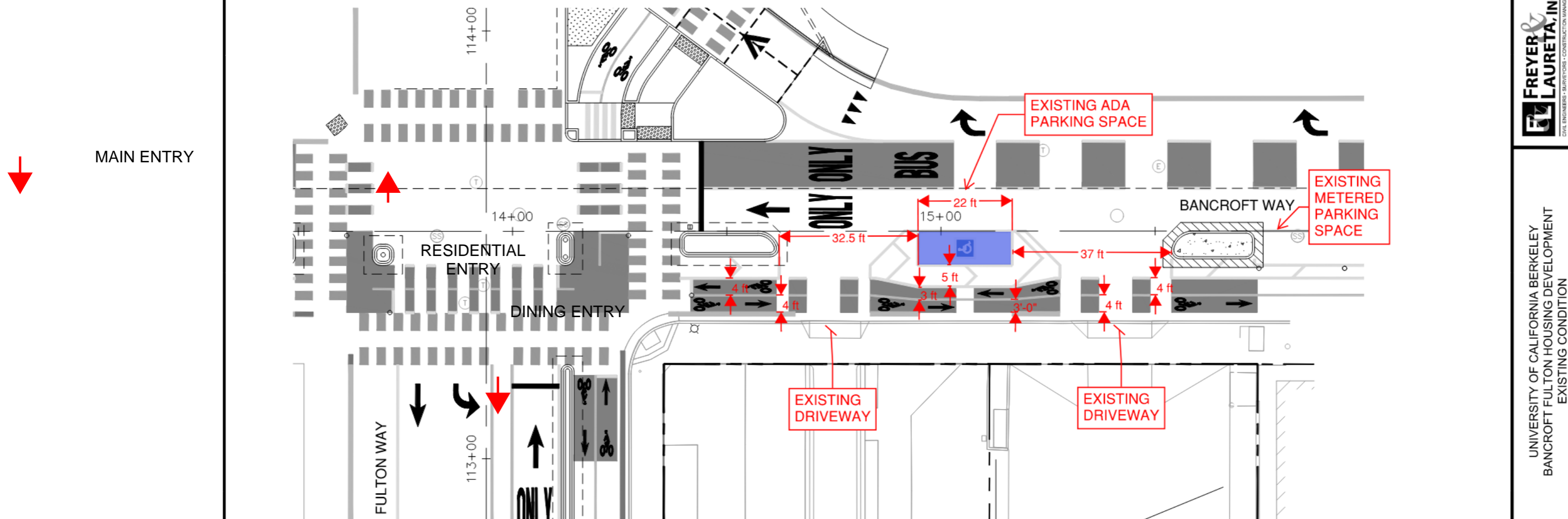
SITE PLAN

**DRAFT**

**EXISTING CONDITION**

WASTE STAGING AREA

LOADING DOCK



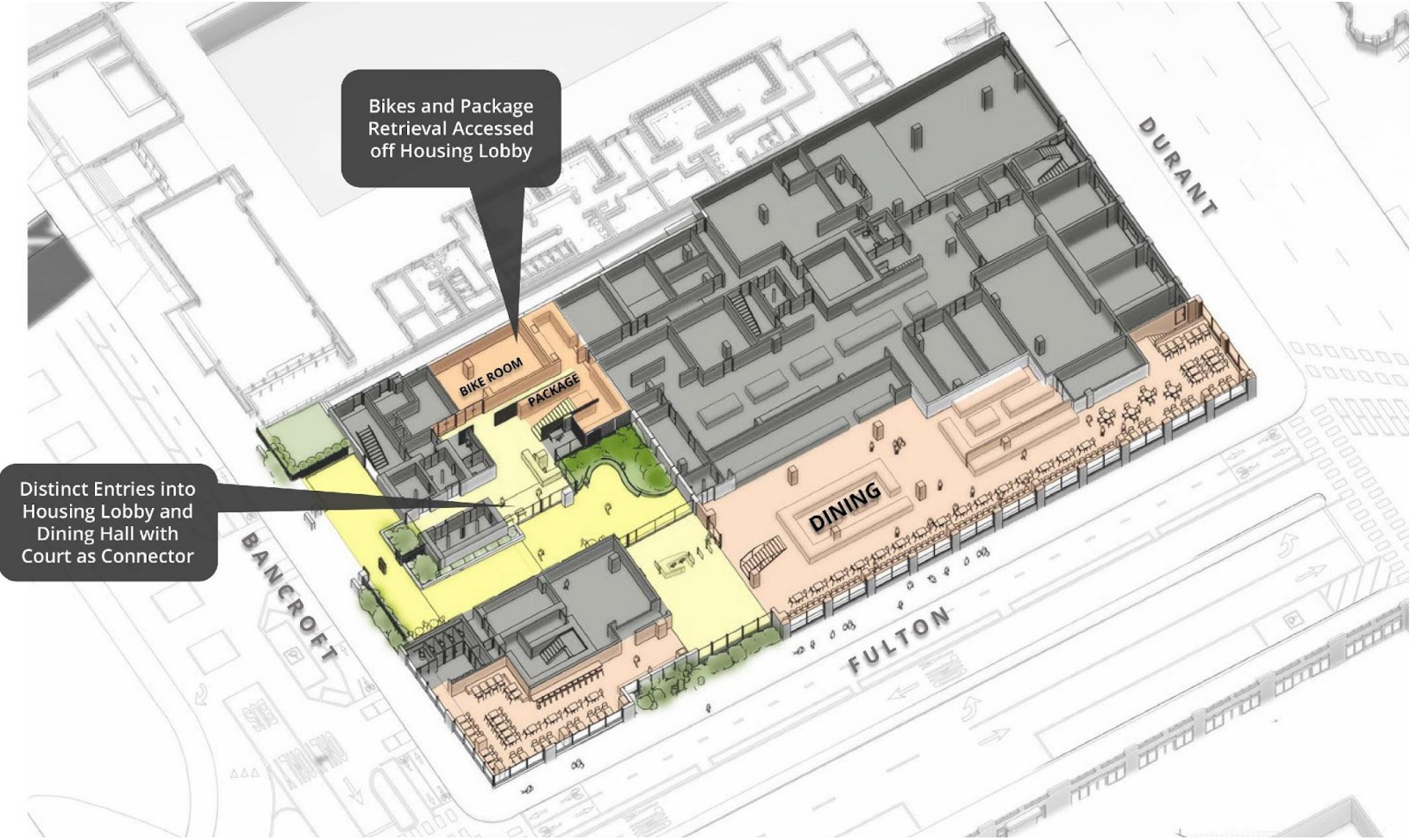
UNIVERSITY OF CALIFORNIA BERKELEY  
 BANCROFT FULTON HOUSING DEVELOPMENT  
 EXISTING CONDITION

|           |            |
|-----------|------------|
| DATE:     | 07/03/2024 |
| SCALE:    | AS SHOWN   |
| DESIGNED: | JKL        |
| DRAWN:    | JKL        |
| CHECKED:  | JRK        |
| EXHIBIT   |            |

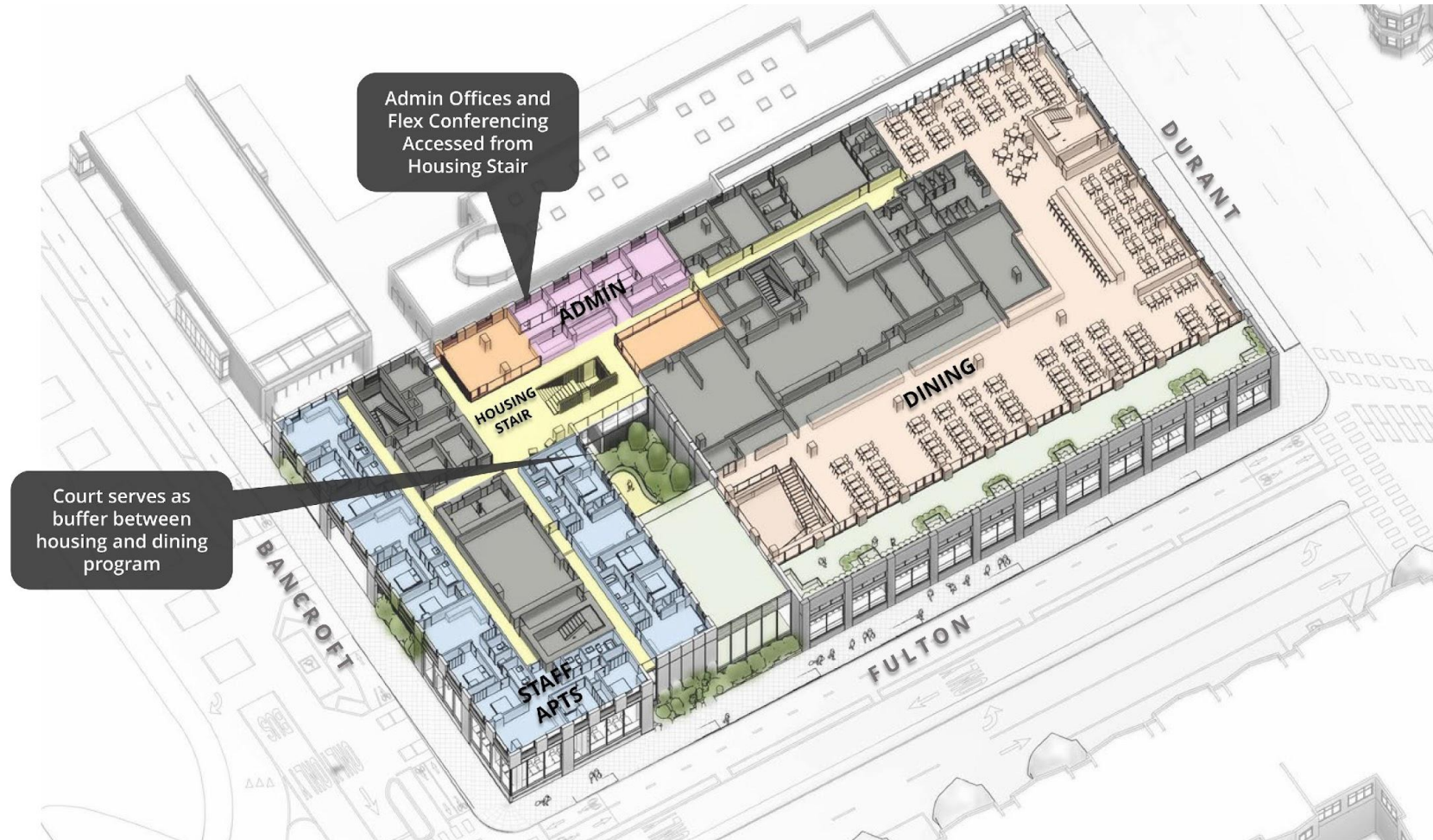


LEVEL 1 FLOOR PLAN

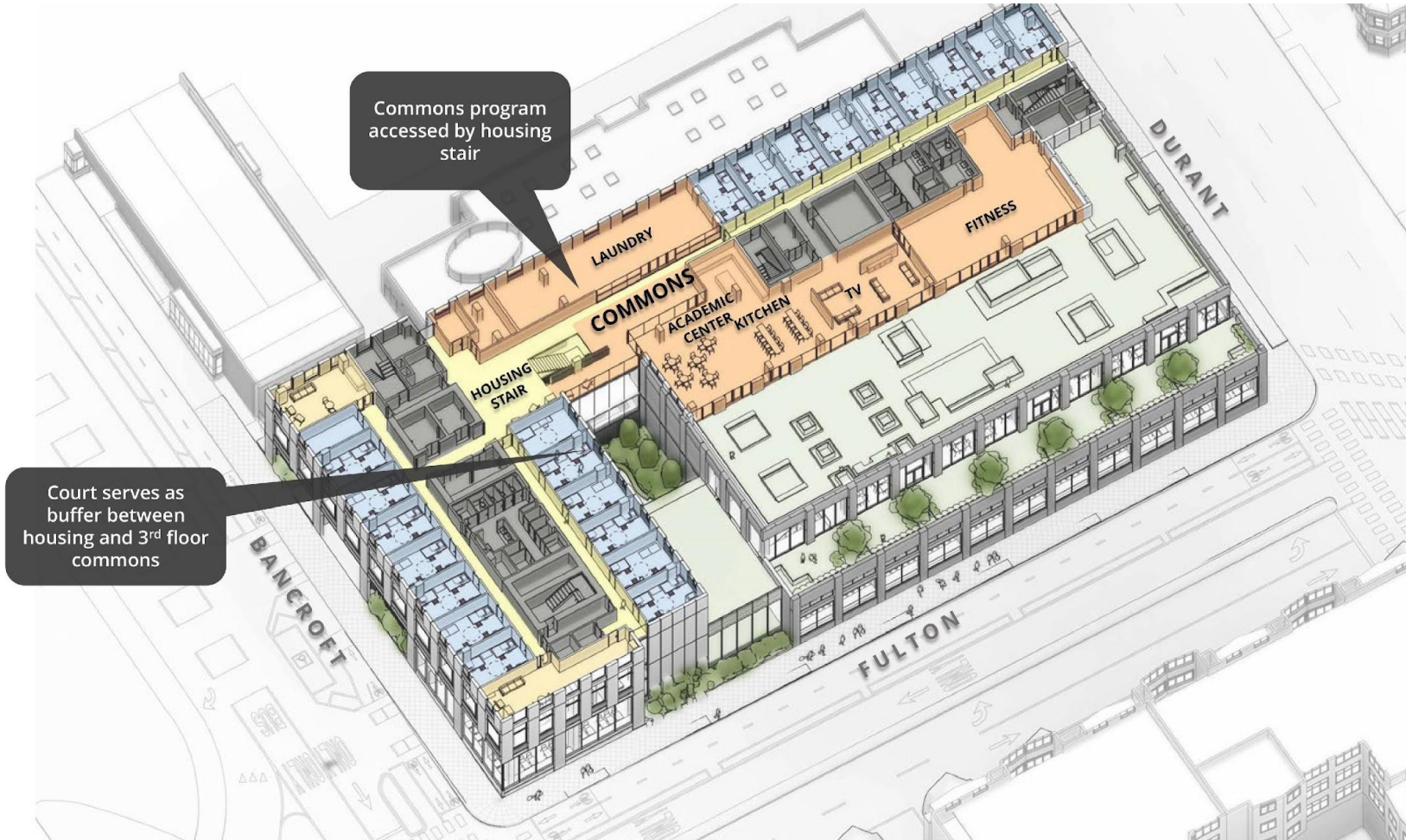
# Interior Planning: Ground Floor (Level 1)



## Interior Planning: Level 2



## Interior Planning: Level 3

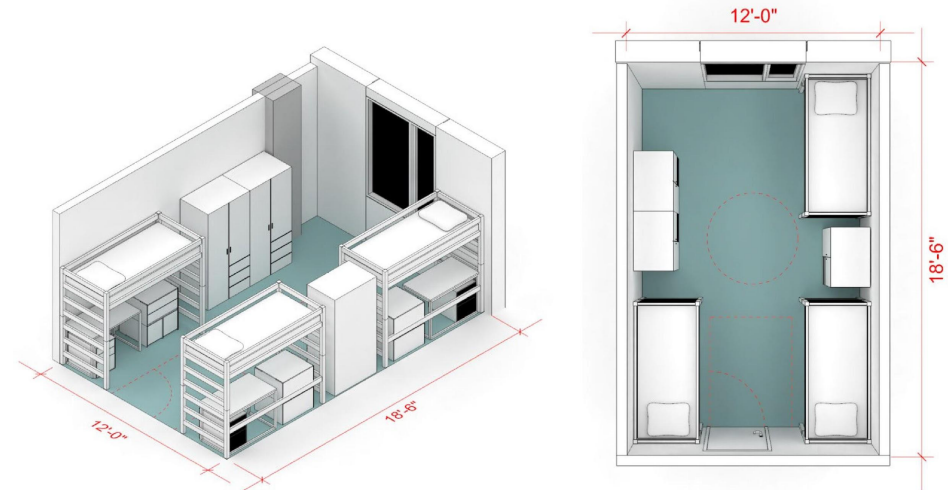


# Interior Planning: Residential Floors

| AREA SUMMARY   |  | NSF     |
|----------------|--|---------|
| Triples        |  | 114,080 |
| Mobility Units |  | 4,830   |
| RA Units       |  | 4,620   |
| Singles        |  | 1,155   |
| Staff Units    |  | 4,230   |



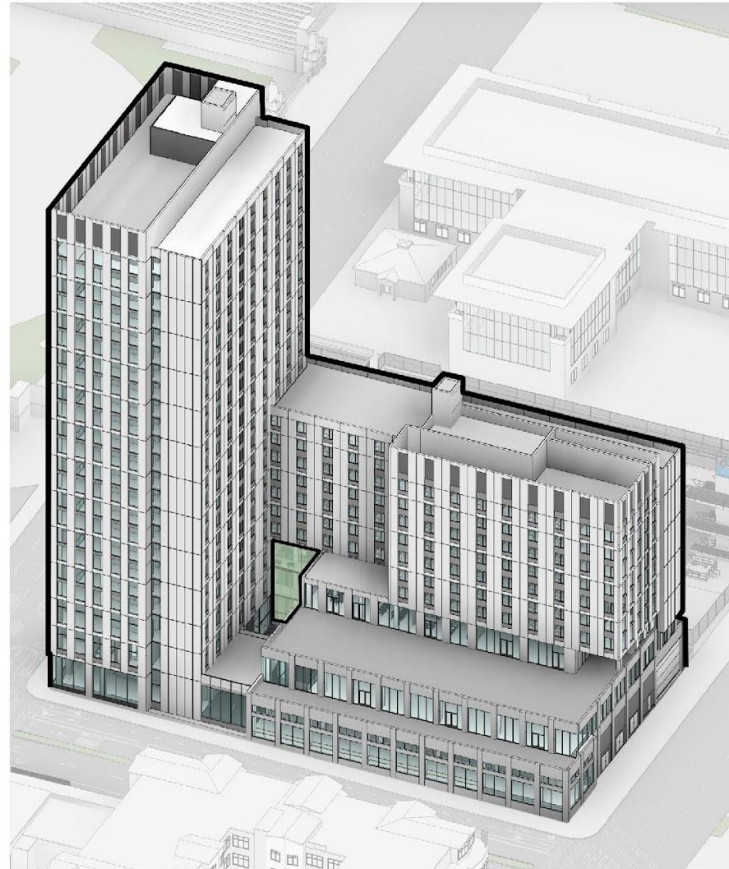
| BEDS AND ROOM CAPACITY – ONE ACCESSIBLE UNIT PER FLOOR + SINGLES |              |              |         |          |       |            |                    |       |
|------------------------------------------------------------------|--------------|--------------|---------|----------|-------|------------|--------------------|-------|
|                                                                  | TRIPLE UNITS | ACCESS UNITS | SINGLES | RA UNITS | STAFF | TOTAL BEDS | STUDENTS PER FLOOR |       |
| <b>COURTYARD L<br/>23 FL</b>                                     | 496          | 21           | +20     | 28       | 6     | 1,590      | North Tower        | L Leg |
|                                                                  |              |              |         |          |       |            | 48                 | 125   |
| Accessible Unit %:                                               |              | 4.1%         | 100%    |          |       |            |                    |       |



## Interior Planning: Residential Floors



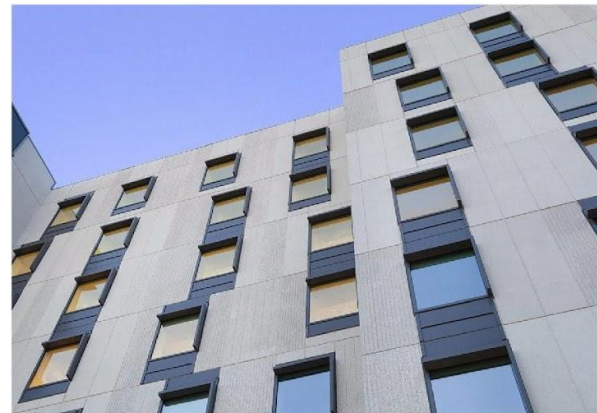
## Exterior Design: Façade Materials



**CURRENT DESIGN**

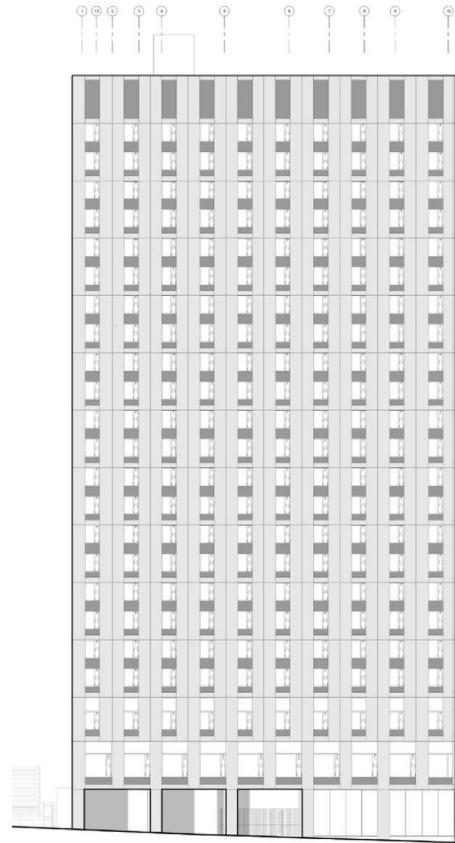


**TOWER FACADE: GFRC**

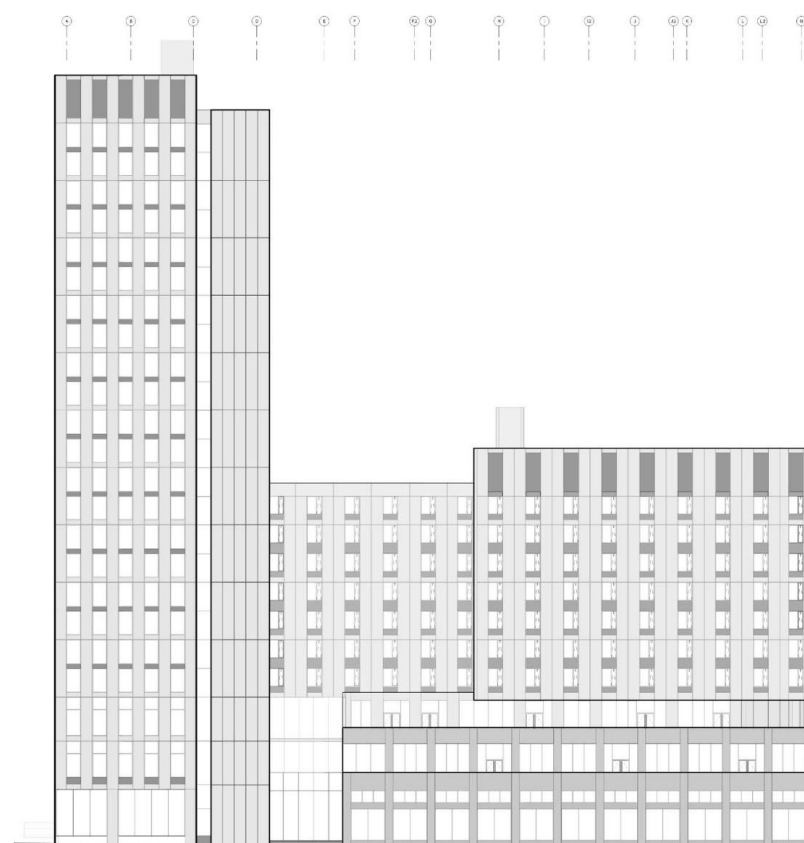


**PODIUM FACADE: STONE PANELS**

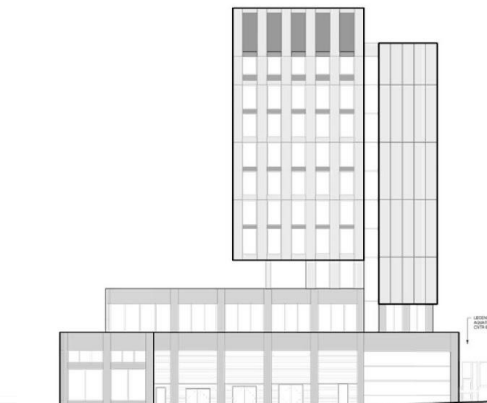
# Exterior Design: Elevations



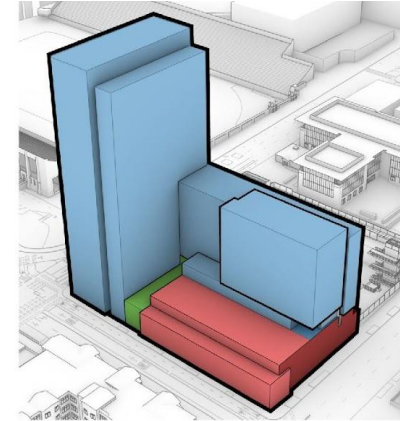
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



## Project Renderings



## Project Renderings



## Project Renderings



## Project Renderings



VIEW LOOKING SOUTH

## Project Renderings



VIEW ALONG FULTON

## Project Renderings



VIEW OF NORTH FAÇADE, INTO COURT

## Project Renderings



VIEW LOOKING INTO COURT

## Project Renderings



## Project Renderings

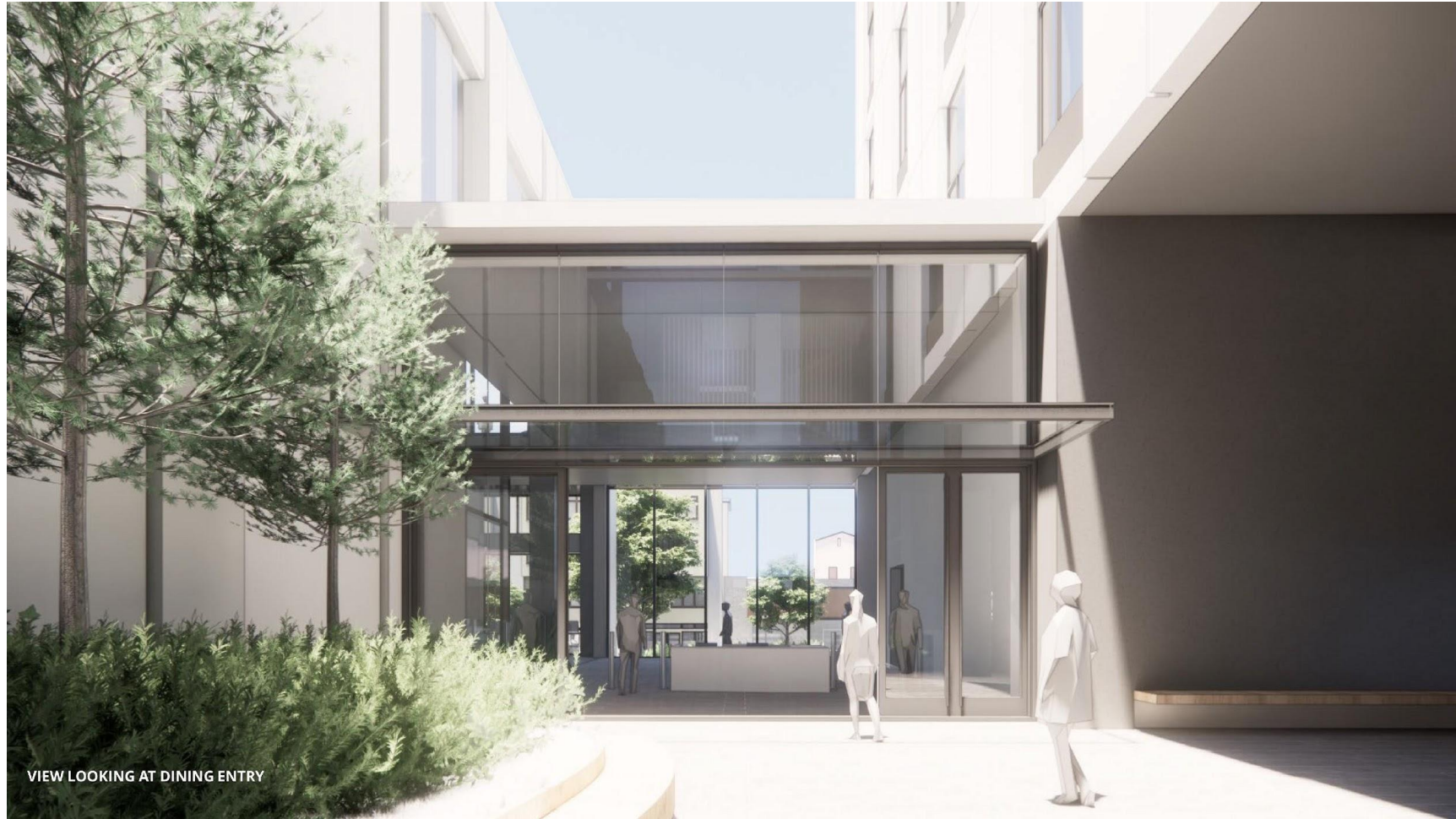


VIEW AT HOUSING LOBBY

## Project Renderings



## Project Renderings



VIEW LOOKING AT DINING ENTRY

*Thank  
you!*

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We are architects, landscape architects, planners, engineers, construction specialists, contract administrators, accountants, and administrative personnel, all of whom work together to serve the campus community.



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