

# 2022 Innovation in Affordable Housing Student Design & Planning Competition

## Second Place Winner

University of California Berkeley

## Team Members

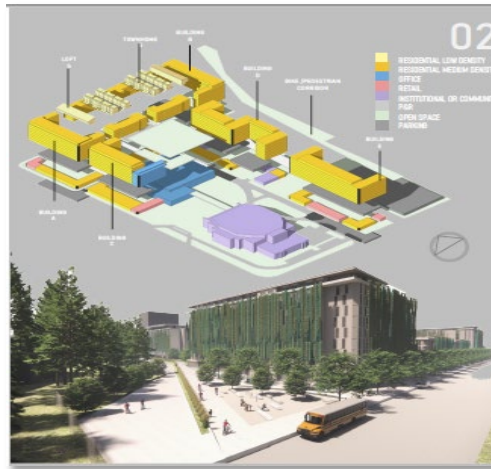
James Chang | Norris Cooper | Emiliano Farina | Angela Miki Kobayashi | Brice Lockard

## Project Overview

The University of California Berkeley's proposed Civic Oaks development is a collection of over 748 new residences, approximately 80,000 square feet of office space, 500,000 square feet of green and open space, and 14,600 square feet of retail space that will enhance the culture and unique flavor of Atlanta's Old Fourth Ward.

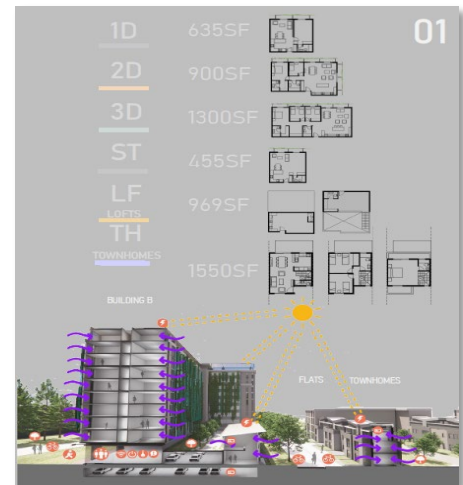
The Berkeley team envisions transforming the 13+ acre site into a vibrant mixed-use community by using open spaces to integrate the existing cultural facilities and the old Civic Center event space. Their vision includes subdividing the current 'super-block' into smaller, neighborhood-scale streets. The team took into consideration community opposition to high rise construction and created a medium height ensemble of buildings.

Civic Oaks incorporates various housing types and unit sizes, from studios to 3-bedroom units, condominiums, townhomes, and live-work lofts. Over 50% of the homes will be affordable for low-, moderate-, and middle-income households, with one building set aside specifically for large family affordable housing and 28 units for integrated permanent supportive housing.



**Site:** Embracing Atlanta's reputation as a City in a Forest, the proposal seamlessly incorporates a network of green spaces. The open space and landscaping design was specifically inspired by community input from the Atlanta Civic Center's Neighborhood Planning Unit and the Fourth Ward West Neighborhood Association. A centerpiece exposed amphitheater located in the central plaza will serve the community through a combination of cultural, educational, and art programs intended to promote community health.

**Financial:** Civic Oaks strikes a balance maximizing density while maintaining the community's desire for mid-rise buildings. The project utilizes a wide range of financing to achieve feasibility. Located in a census tract with a 2.5% rental vacancy rate--more than 1% lower than Atlanta and Fulton County's rates--Old Fourth Ward has a demonstrated need for more housing.



**Sustainability:** The design embraces the context of the existing urban fabric and pioneers modern sustainable construction practices. Civic Oaks will also keep the existing oak trees located around the site, maintaining old growth foliage. A bioclimatic strategy is proposed through green facades of the buildings considering the extreme climate that Atlanta sometimes presents.

