

CITYSPACE® Studios

Radical Simplicity &
Intentional Design



CITYSPACE More in Less®

SWINERTON



The Housing Crisis

There are an estimated **28,200** people who struggle with homelessness across the Bay Area. **67%** of the Bay Area homeless are without shelter; the cost to provide housing for them is prohibitively expensive. In San Francisco, the cost to provide permanent supportive housing is, on average, **\$730,560** per unit.*

A new approach to building essential housing is urgently needed. CITYSPACE® Studios are one potential solution.



CITYSPACE® Studios

CITYSPACE® Studios are designed to serve the homeless and others in need of essential housing - close to transit, services, and jobs.



What are CITYSPACE® Studios?

Simple

Functional

Human-Centered

Comfortable

Affordable

Scalable

Flexible

Built with Modern Methods & Materials

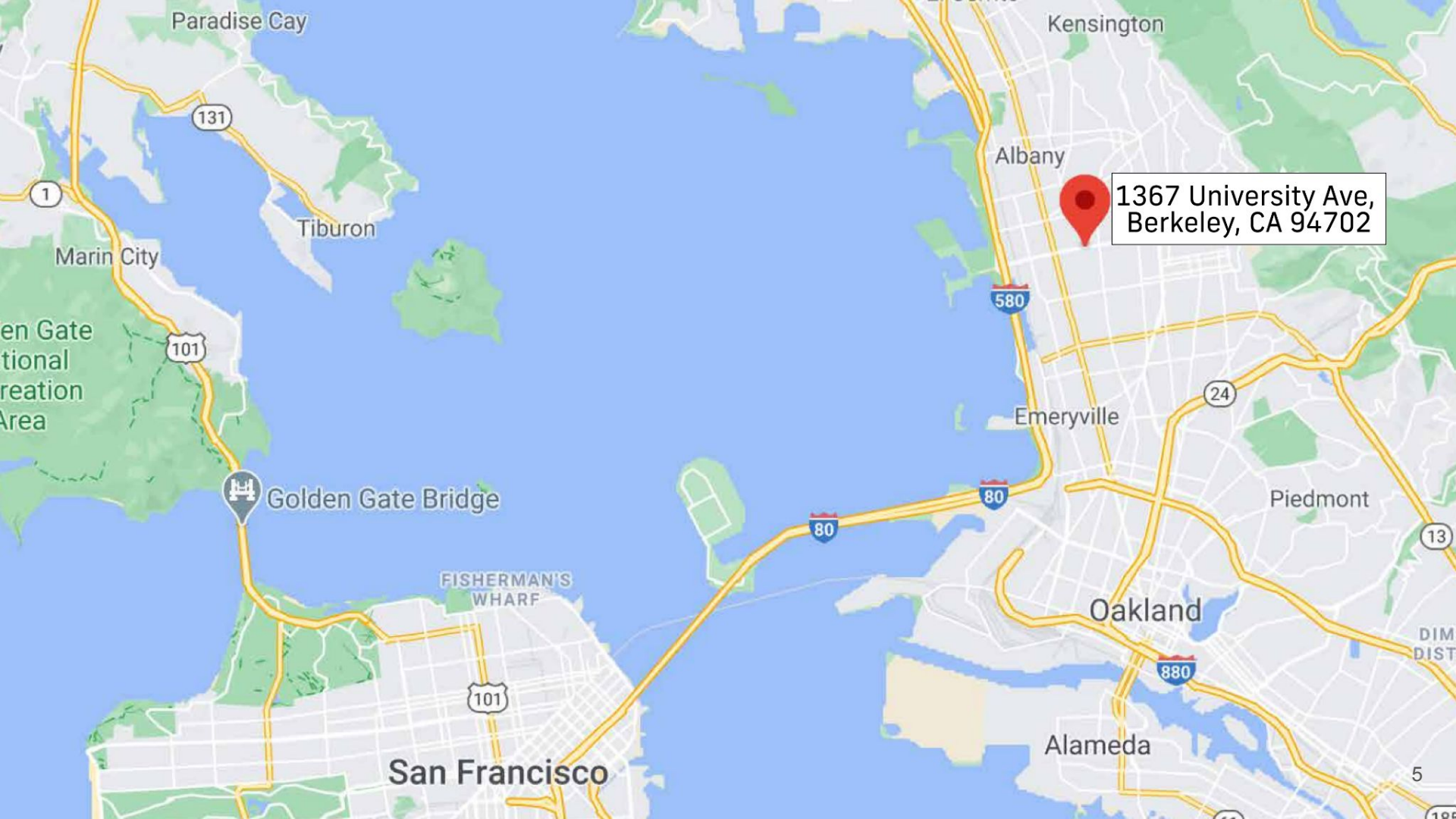
Efficient

Located Close to Transit, Services & Jobs

Durable

Easy to Design

Easy to Replicate



Paradise Cay

Kensington

131

1

Marin City

Tiburon

Golden Gate National Recreation Area

101



Golden Gate Bridge

FISHERMAN'S WHARF

101

San Francisco

Albany



1367 University Ave,
Berkeley, CA 94702

580

Emeryville

24

Piedmont

80

80

Oakland

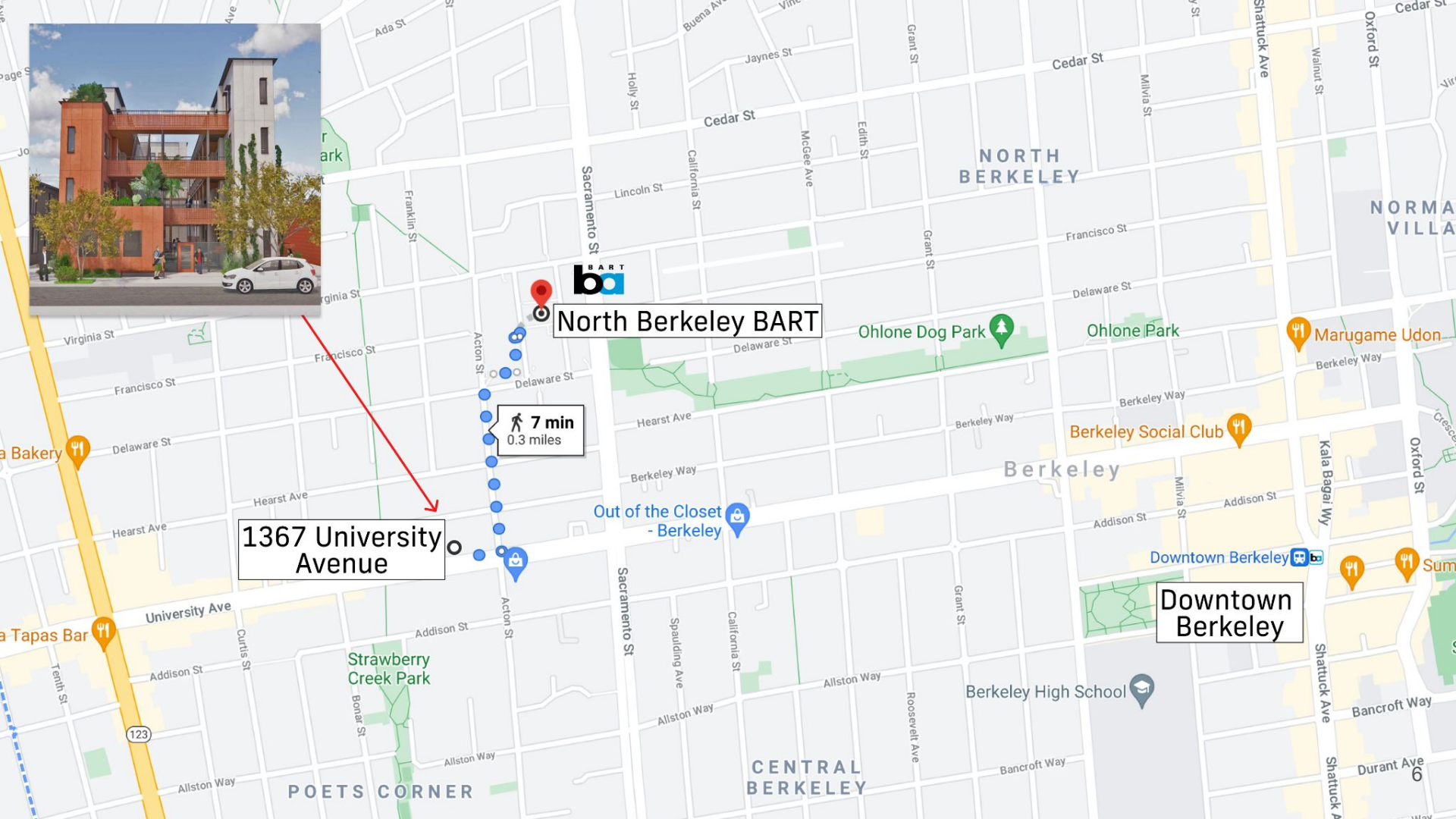
880

Alameda

13

DIM DIST

5



North Berkeley BART

7 min
0.3 miles

1367 University Avenue

Downtown Berkeley

1367 University Avenue, Berkeley, CA

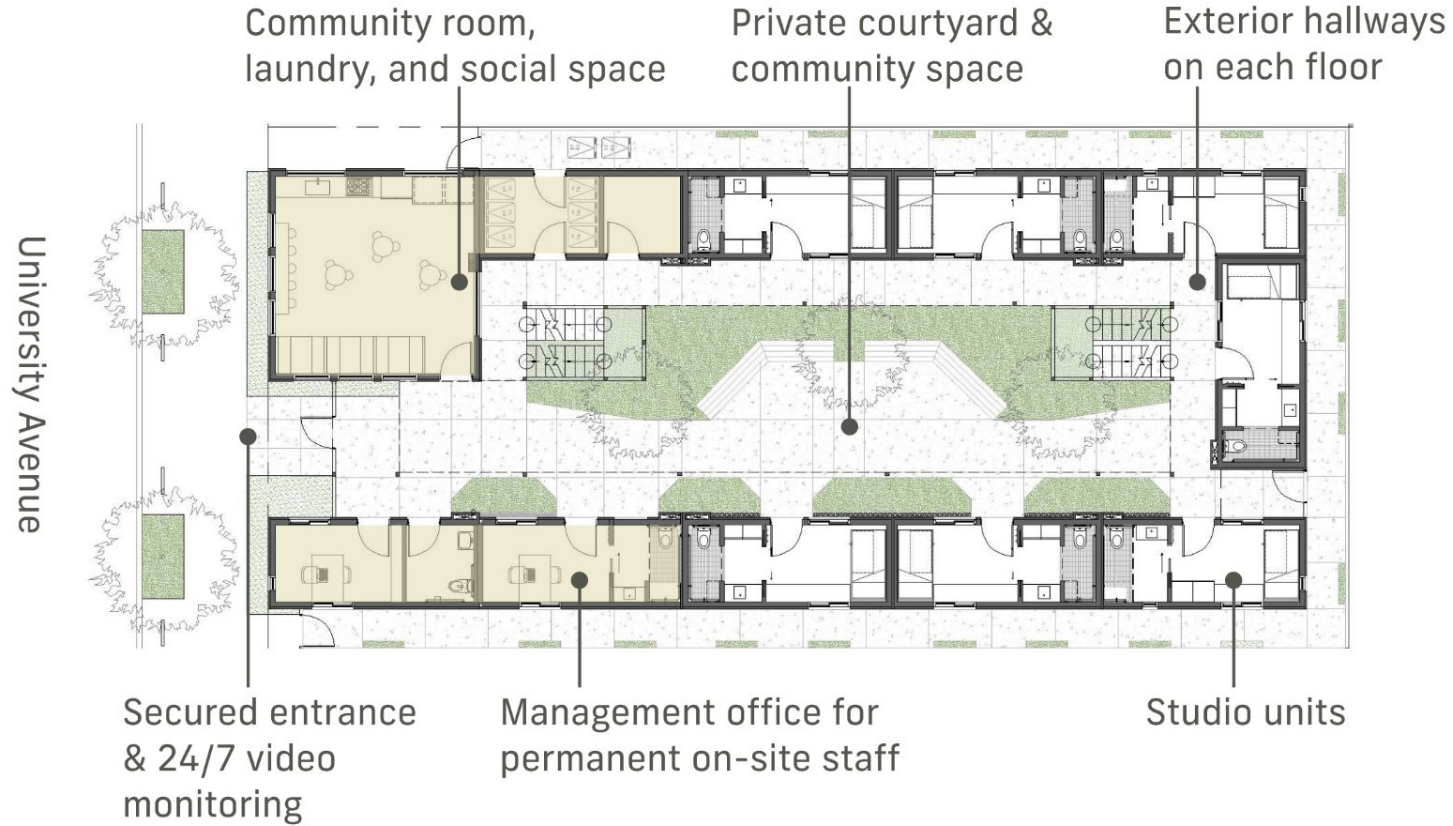
5,150 sf lot



The CITYSPACE® Studios

39 studios, 2 offices, 1 community room and courtyard











Inside the Studio



Storage
Drawers

Bed/Couch
(will also fit Full or
Queen)

Folding
Table

Operable
Window, Cross
Ventilation

Desk

Kitchenette

Private
Bathroom

The Construction Process







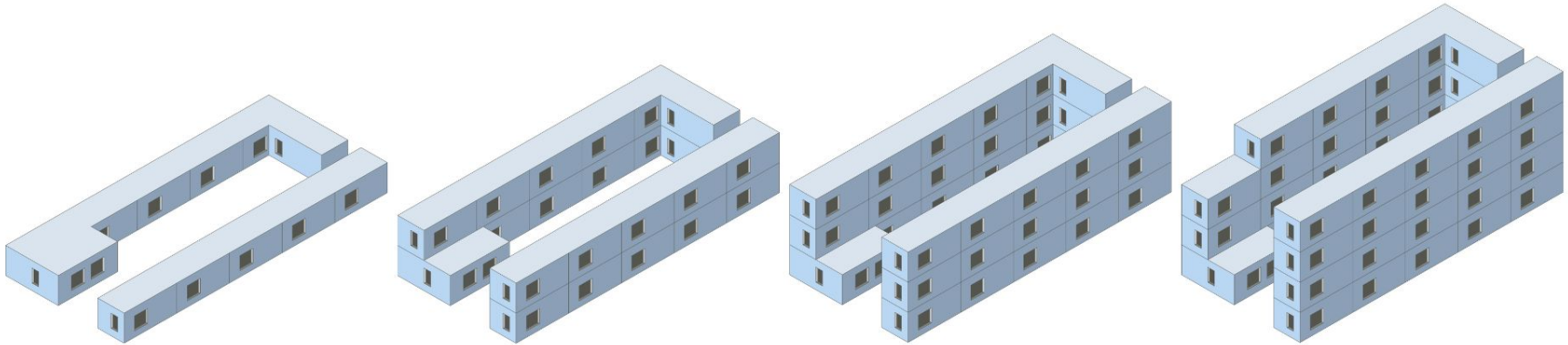






Designing & Building CITYSPACE® Studios

Easy to Design, Easy to Scale, Easy to Replicate. The CITYSPACE® Studios plan makes it easy to design a 10, 20, 30 or 40 unit project simply by changing the number of floors.



1 story =
10 units +/-

2 stories =
20 units +/-

3 stories =
30 units +/-

4 stories =
40 units +/-

The Development Process

- D** Developer
- J** Developer
& CITYSPACE®(Joint)

Step 1 (1 week)

- D** Identify potential development site
- D** Determine zoning capacity
- D** Determine project size
- D** Confirm project feasibility
- J** Design project



Step 2 (2-10 months)

- J** Zoning Submission
- D** Project Approval

Step 3 (1-2 months)

- J** Prepare construction drawings
- J** Submit construction drawings to State Housing and Community Dev. Department (HCD)
- J** Submit construction drawings to local jurisdiction
- D** Plans approved



Step 4 (6-7 months)

- D** Commence construction of foundation
- D** Commence construction of modules
- D** Begin delivery of modules to site
- D** Erect modules and connect systems
- D** Landscaping and loose ends



Step 5

- D** Open for residents!

Use the CITYSPACE® plan for any site and city (Total: 9-19 months)

