

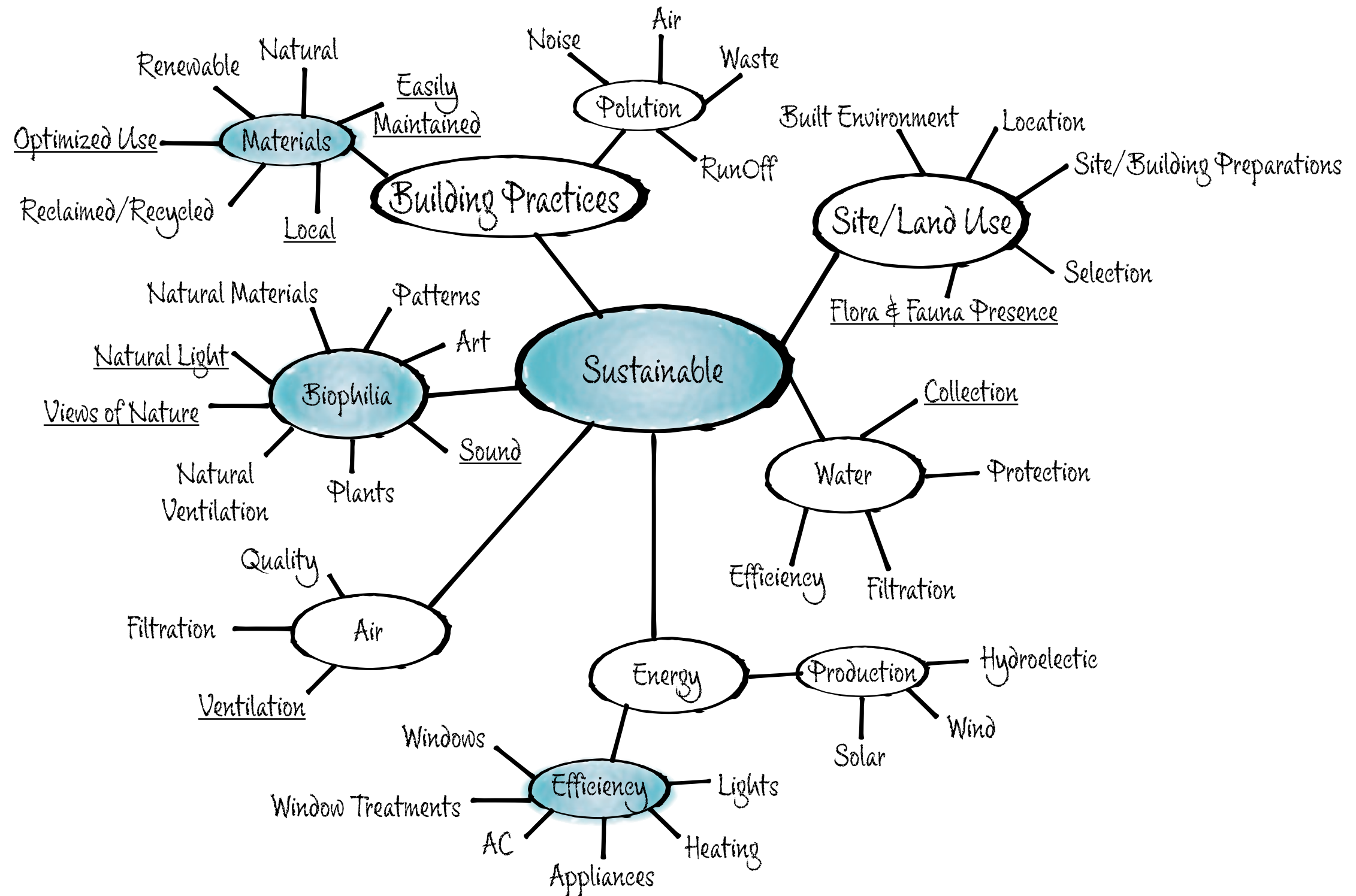


# Hotel Oderberger

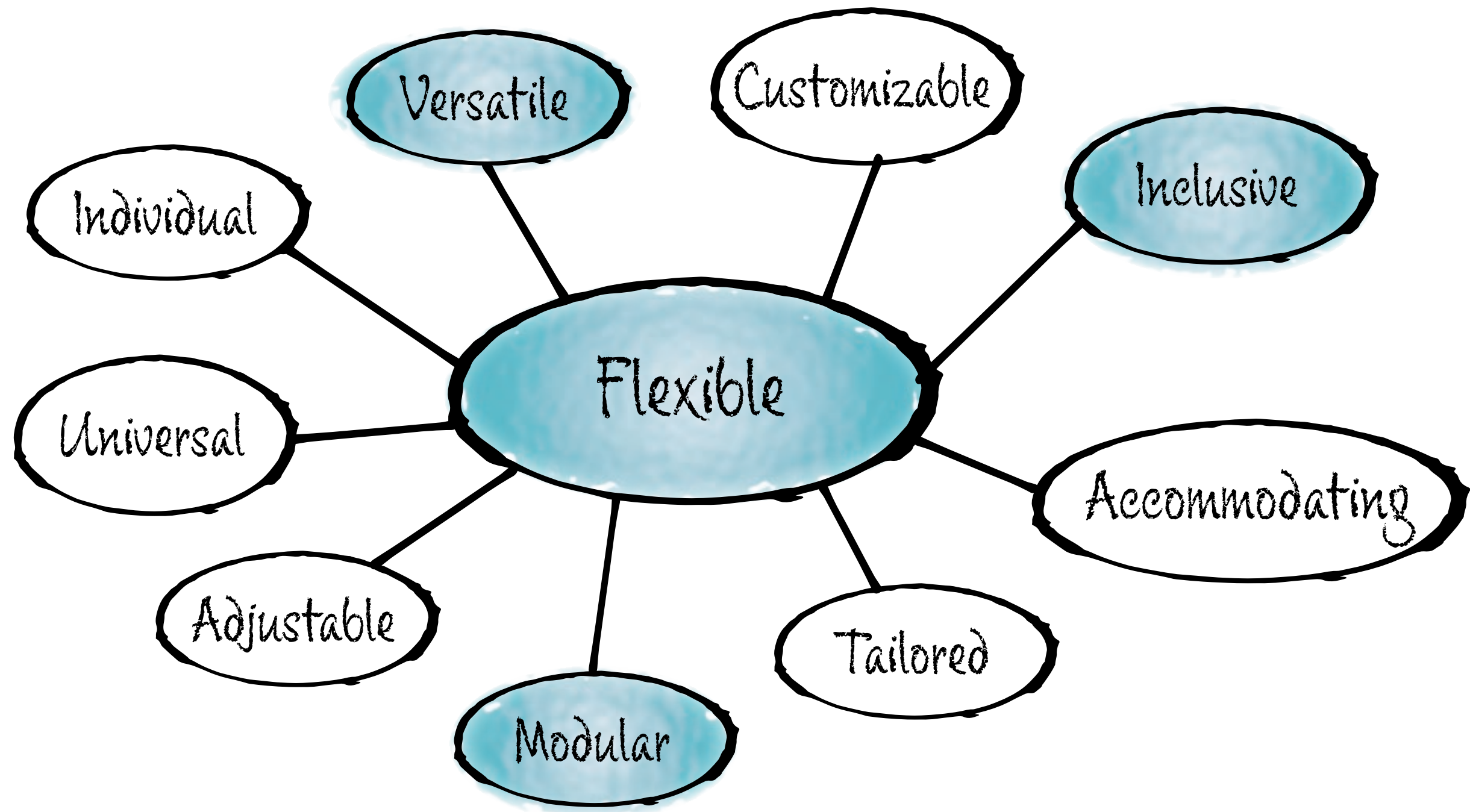
Berlin, Germany

Joey Giovannetti

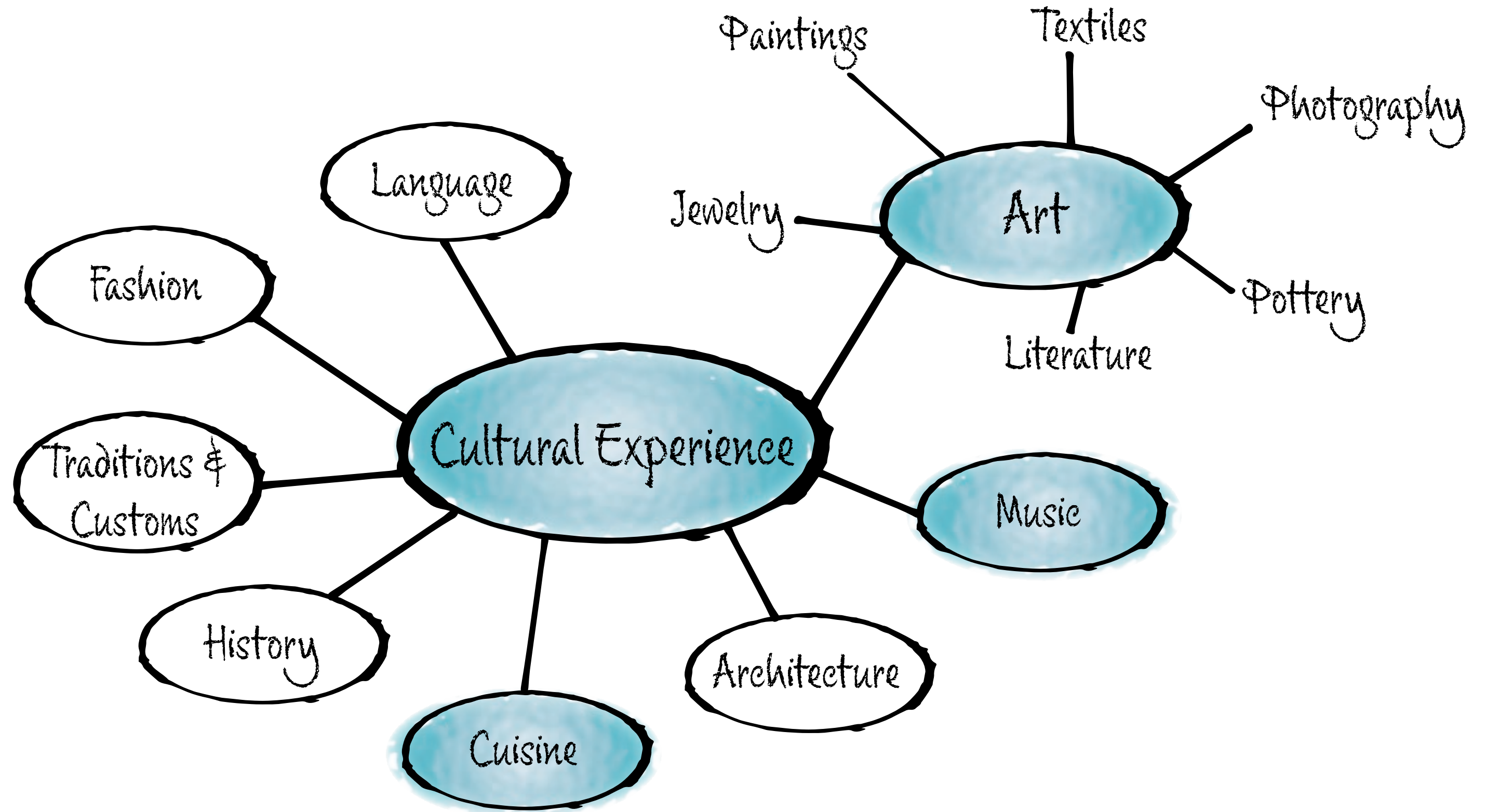
# Concept Maps



# Concept Maps

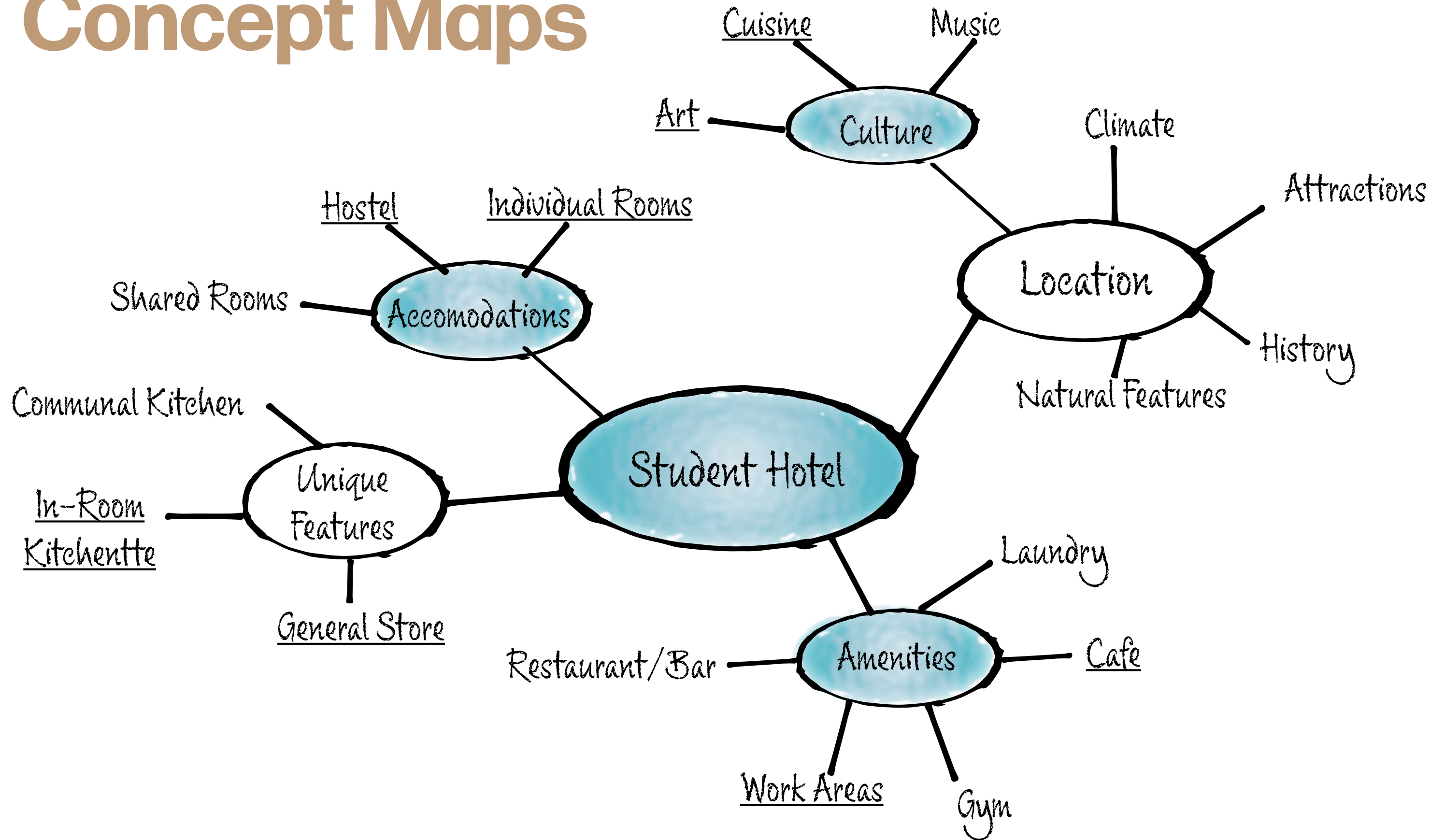


# Concept Maps





# Concept Maps



# Thesis

With all international travel halted during the pandemic, many are flocking to the airports to explore their dream destinations while they still can. Study abroad programs have a similar story. Whether students were sent home early, had their study abroad plans canceled, or postponed, students are jumping at the gate to study across the globe. While studying abroad is very common, international student accommodations vary by college, program, and location with many staying in university dormitories, with host families, or in shared apartments with fellow students. Clearly there is a demand for international student housing with a lack of consistent accommodation options leading me to ask...

**Can a hotel successfully act as student housing for extended stays while still meeting the needs of short-term hostel guests?**



# Precedent Studies



**Kemilau Hotel Renovation:** Kuta Utara, Indonesia



**Nurse Dormitory:** Khet Pathum Wan, Thailand



**The Student Hotel:** Delift, The Netherlands



**UC San Diego North Torrey Pines Living and Learning Neighborhood:** La Jolla, California

# Precedent Study Takeaways

**2 common issues with housing and hotels: Poor ventilation and limited access to natural light**

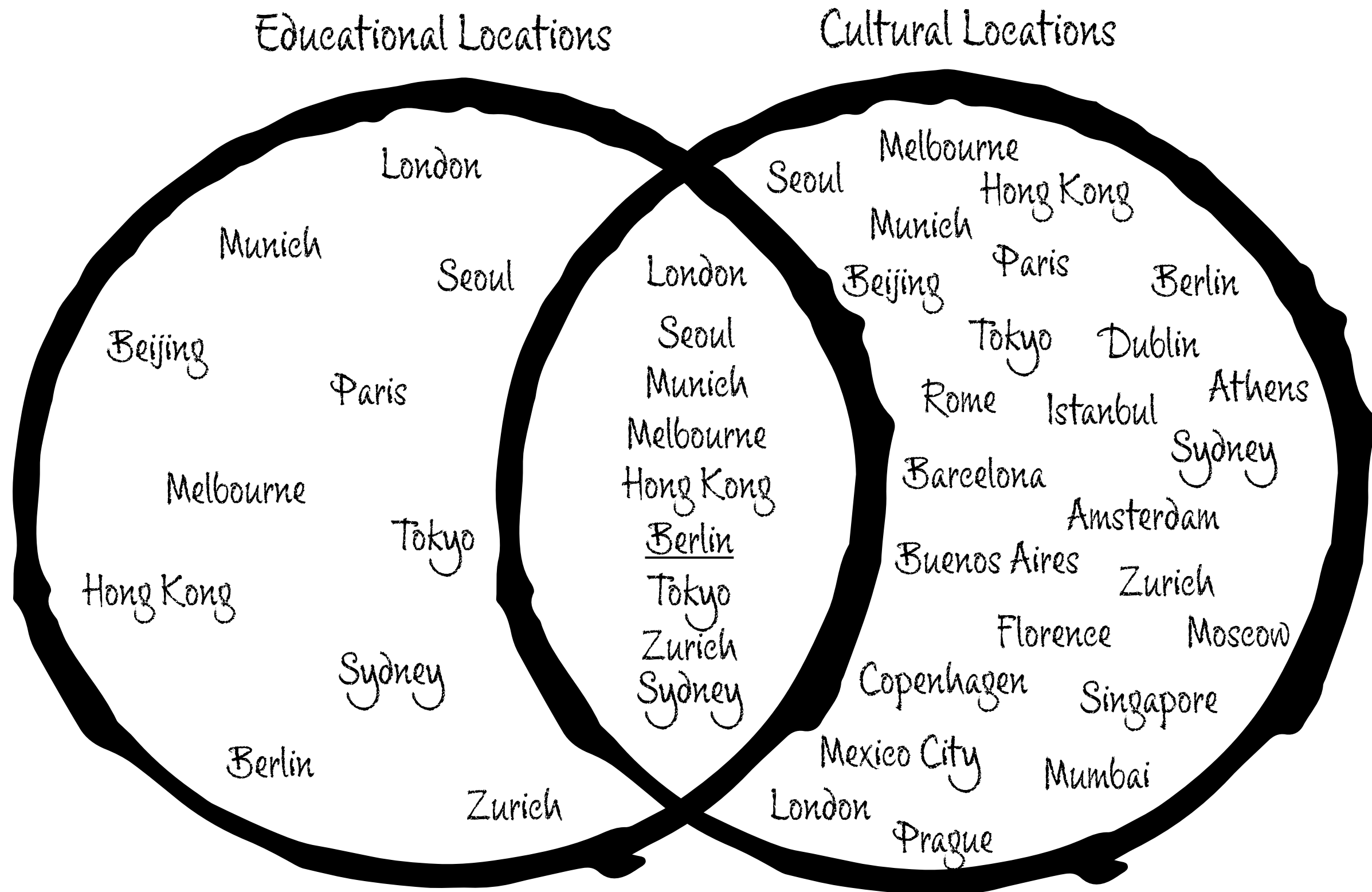
**Surround residence rooms with Indoor/outdoor communal spaces to promote collaboration and a sense of community**

## **Sustainability Tactics:**

- **Anaerobic digester that processes food waste into electricity and fertilizer**
- **Promote alternative transportation with multi-modal pathways, convenient bike parking and storage, and access to mass transit**
- **Passive survivability design through natural ventilation systems and operable windows**
- **A “Circular Design” (Recycled materials, Reused furniture, Furniture/equipment that can be easily repaired, reupholstered, recycled)**



# Location Venn Diagram



# Initial Survey

155 participants (144 completed fully)

## Age

- 18-24: 51.4%
- 25-34: 11.5%
- 35-44: 6.1%
- 45-54: 23%
- 55-64: 2%
- 65-74: 6.1%

## Gender

- Male: 18.9%
- Female: 79.1%
- Non-Binary: 2%

# Initial Survey Findings

- Cities included in the survey: London, Seoul, Berlin/Munich, Beijing/Hong Kong, Melbourne/Sydney, Singapore, Zurich, Tokyo
- All 3 European cities involved in the survey made it into the top 5 (1st, 3rd, & 5th)
- 7/10 written-in locations were also located in Europe
- Common Reasonings for participants' decision
  - English speaking country
  - Similar to America
  - Want to go Europe
  - Food
  - Culture



# Student Travel Expert Interview

**Lauren Marley - CIEE (Council for International Educational Exchange)**

**What are the most popular destinations?**

- Europe is always the most popular (Geographically close and culturally similar)
- English speaking countries (Huge deciding factor)

**How long do students study abroad?**

- Semester, year, or summer programs (couple of weeks)

**What amenities are expected by students?**

- Laundry, Wifi, Gym, Travel guidebooks in english

**What rooms layouts do students prefer?**

- Studio-apartment style (extended stays)
- Family style room (for guests and parents)

**Intrigued by Hostels (short term travel)**

# Secondary Survey

60 participants (55 completed fully)

## Age

- 18-24: 75 %
- 25-34: 8.3 %
- 35-44: 5 %
- 45-54: 3.3 %
- 55-64: 6.7 %
- 65-74: 1.7 %

## Gender

- Male: 11.7 %
- Female: 88.3 %

# Secondary Survey Findings

“You are looking to study abroad in a **vibrant youthful city** that has a **unique blend of modern culture and history**. Whether it is for a weekend, a month, or a semester, you are looking for a memorable experience. A historical city filled with **museums, art galleries**, and **classical music** meets a creative community with a **lively nightlife**, a thriving **contemporary art scene**, and a plethora of **shopping** experiences. Just a train ride from other European hubs like Paris, Amsterdam, Prague, and Warsaw. Berlin is the perfect escape into a modern European City. **Would you be interested in having the experience of a lifetime in Berlin, Germany?**”

**54/60 participants answered yes**



# Secondary Survey Findings

## Highest Voted Amenities:

- Laundry (51)
- In-Room Kitchenette (42)
- Cafe (39)
- Work Areas (37)
- General Store (35)
- Restaurant (34)
- Gym (30)

# Secondary Survey Findings

Preferred short stay accommodations (hostel):



1st: Small Individual Room



2nd: Small Shared Room



2nd: Large Shared Room with Open Bunks

# Secondary Survey Findings

## Preferred Hotel Ambiance:



1st: Moody & Classical



2nd: Cozy Colorful European Eclectic



3rd: Vibrant Industrial



4th: Modern Minimalist



# Research Findings Overview

**Combination of Hostel Layouts:** A mix of tiny individual rooms and an open concept hostel layout helps to fit most people's comfort levels and budgets.

**In-Hotel Food Prep Areas:** 78% of participants want to cook their own meals and 76% would like a kitchenette in their room

**Convenience:** Providing everyday spaces conveniently in house like a laundry room (93%), a general store (64% ), and a cafe (71%)

**Work Spaces:** 67% of participates requested areas to work in. This can be done with in-room desk, an open office space, a work cafe, or a combination of many spaces.

**Location:** Needs to be close to major universities while being connected to the public transportation routes to connect the hotel with the rest of the city

# Berlin Overview

**Population:** 3.645 million (2019)

**Student Population:** 202,224 (2021)

**Average age:** 42.6

**Foreign Born:** 19.24%

- Large Turkish and Jewish immigrant populations

**Main languages spoken:** German, English, French

# Berlin Overview

- Over 40 Universities
- ~ 170 museums in Berlin (Museum Island)
- ~ 150 theatres
- Currency Conversion: \$1 USD = 1.02 Euro
- Average Income: 41,800€ (\$40,734.10)
- Climate Type: Moderately Continental
- Cold Winters (29°-38°)
- Moderately Warm Summers (59°-76°)



# Berlin's Public Transportation

**Intra City Travel:** (all under one ticket) (usually included with your tuition)

- U-Bahn (Train, similar to CTA)
- S-Bahn (Train, similar to Metra)
- Connects suburbs to Berlin
- Bus (most common in West Berlin areas)
- Tram (most common in East Berlin areas)
- Ferries
- Bike & scooter sharing

**Intercity Travel:** (preferred method depends on destination, time, and cost)

- Train
- Bus
- Plane

# Berlin Location

## Distance by Train

- Paris, France: (8-9 hours)
- Rome, Italy: (~14 hours)
- Prague, Czech Republic (~4 hours)
- Amsterdam, Netherlands: (6-7 hours)
- London, UK: (9-10 hours)
- Zurich, Switzerland: (~8 hours)
- Warsaw, Poland: (5.5-6.5 hours)
- Vienna, Austria: (~8 hours)

# Project Site

## Stadtbad Oderberger

Open in 1902 as a public bathhouse

Closed in 1986 due to foundational issues

Renovation started in 2012

Hotel opened in 2016

Located in the district of Prenzlauer Berg

- Residential Feel
- Young
- Artsy
- Filled with cafes, restaurants, bars, and clubs



# Project Site

**22 minutes to Humboldt University by transit (10 minute bike ride)**

**29 minutes to Berlin Institute of Technology by transit**

**18 minutes to Museum Island by transit (8 minute bike ride)**

**20 minutes to Brandenburg Gate by transit (13 minute bike ride)**

**27 minutes to Großer Tiergarten by transit (17 minute bike ride)**

# Programmatic Concepts

**Neighbors:** Cultivating a sense of community between students, hostel guests, and locals through a variety of shared communal spaces.

**Activity Grouping:** Activity grouping will be used throughout the hotel/hostel to foster community and collaboration in communal areas like lounges and the cafe while respecting the privacy and silence of individual residences and work areas.

**Comfort:** Whether guests are staying for a night or a year, comfort should be the first priority of any hotel. Comfort can encompass a variety of topics that can be different for each individual like security measures, privacy, comfort controls, and more. A separated flow below students and hostel guests is one tactic to aid in comfort, privacy, and security.



# Areas to Focus on

**Lobby**

**Pool**

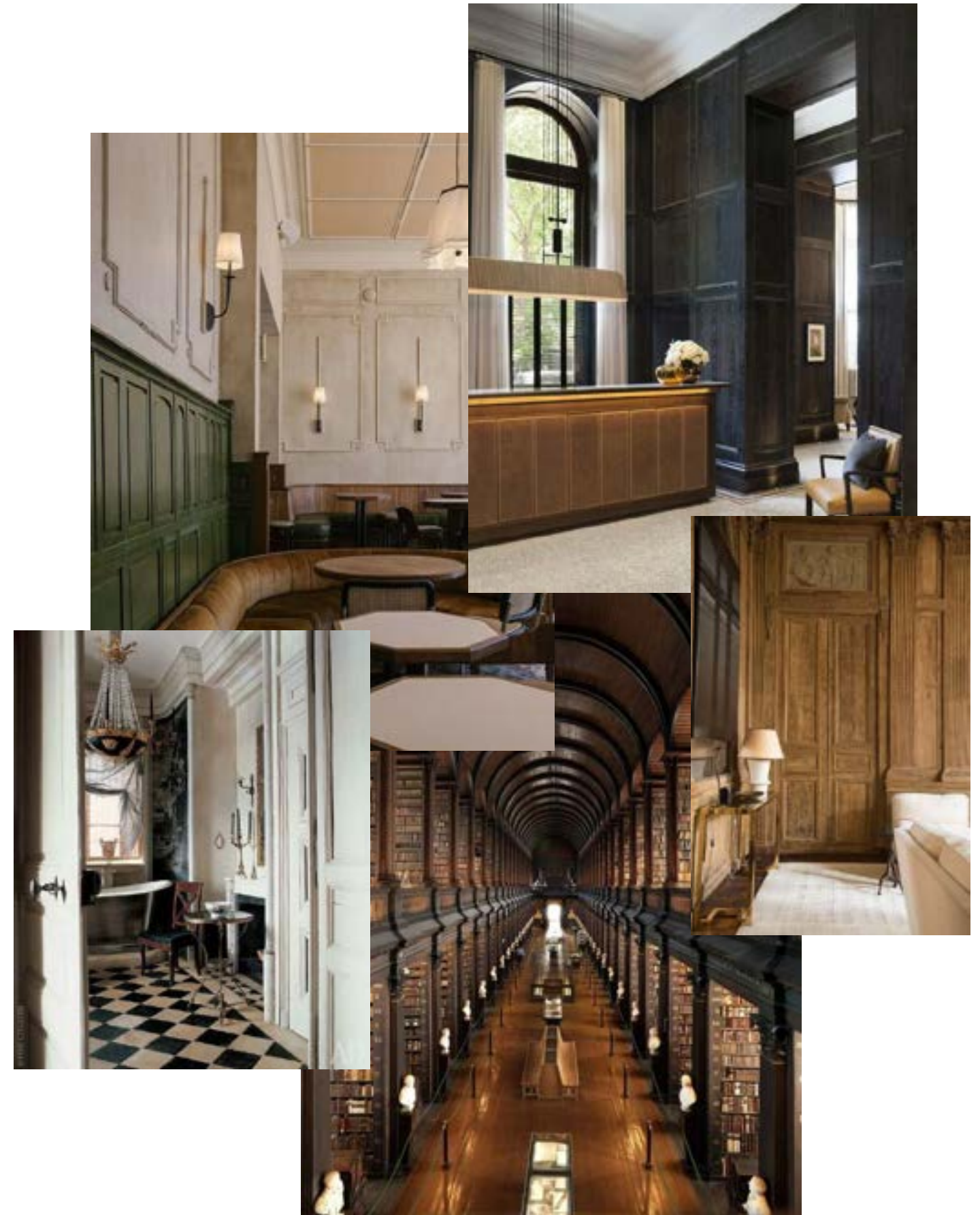
**Student rooms**

**Hostel**

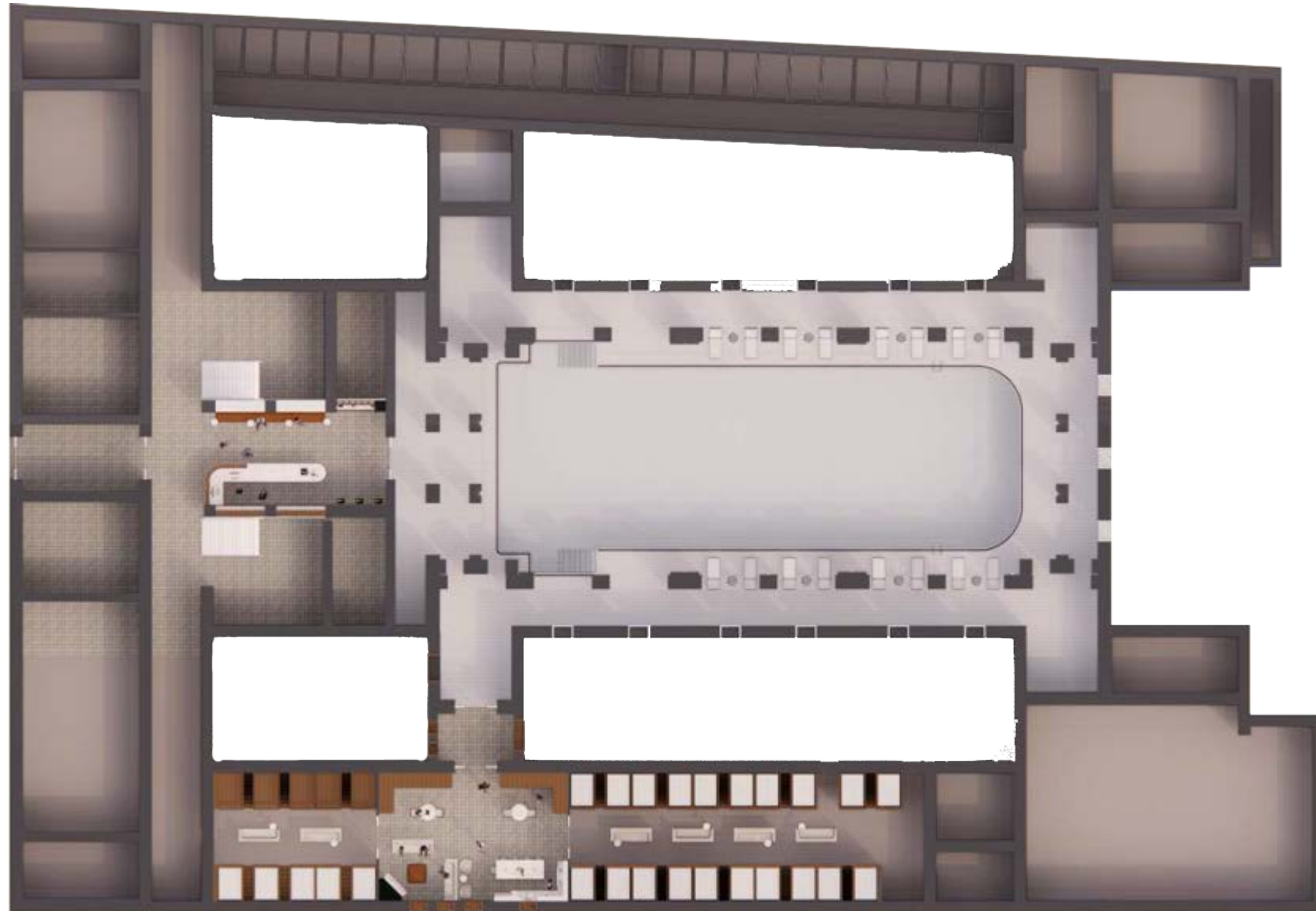
**Lounge/Cafe**

# Concept

The core design concept for Hotel Oderberger is to provide luxury student accommodations for both brief and extended stays. This concept would fill the void in the market for consistent international student housing while offering unique amenities like a hostel, a pool, and a communal lounge. Original architectural features like barrel ceilings, stone arches, and large windows are enhanced by classical furniture, finishes, and features. The concept's focus is to respect and highlight the building's history and architectural features while modernizing the space to meet the needs of the hotel guests.

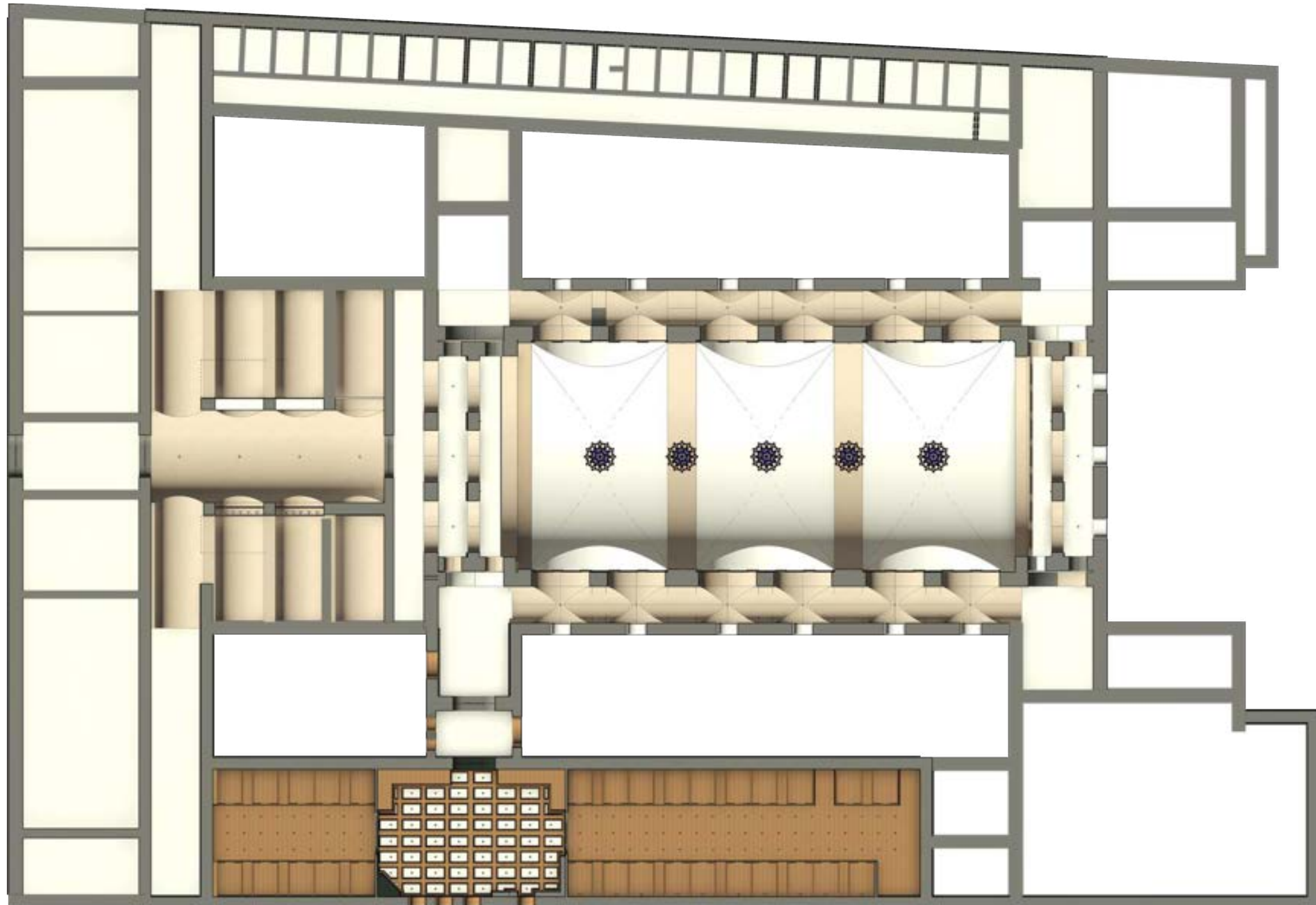


# First Floor Plan

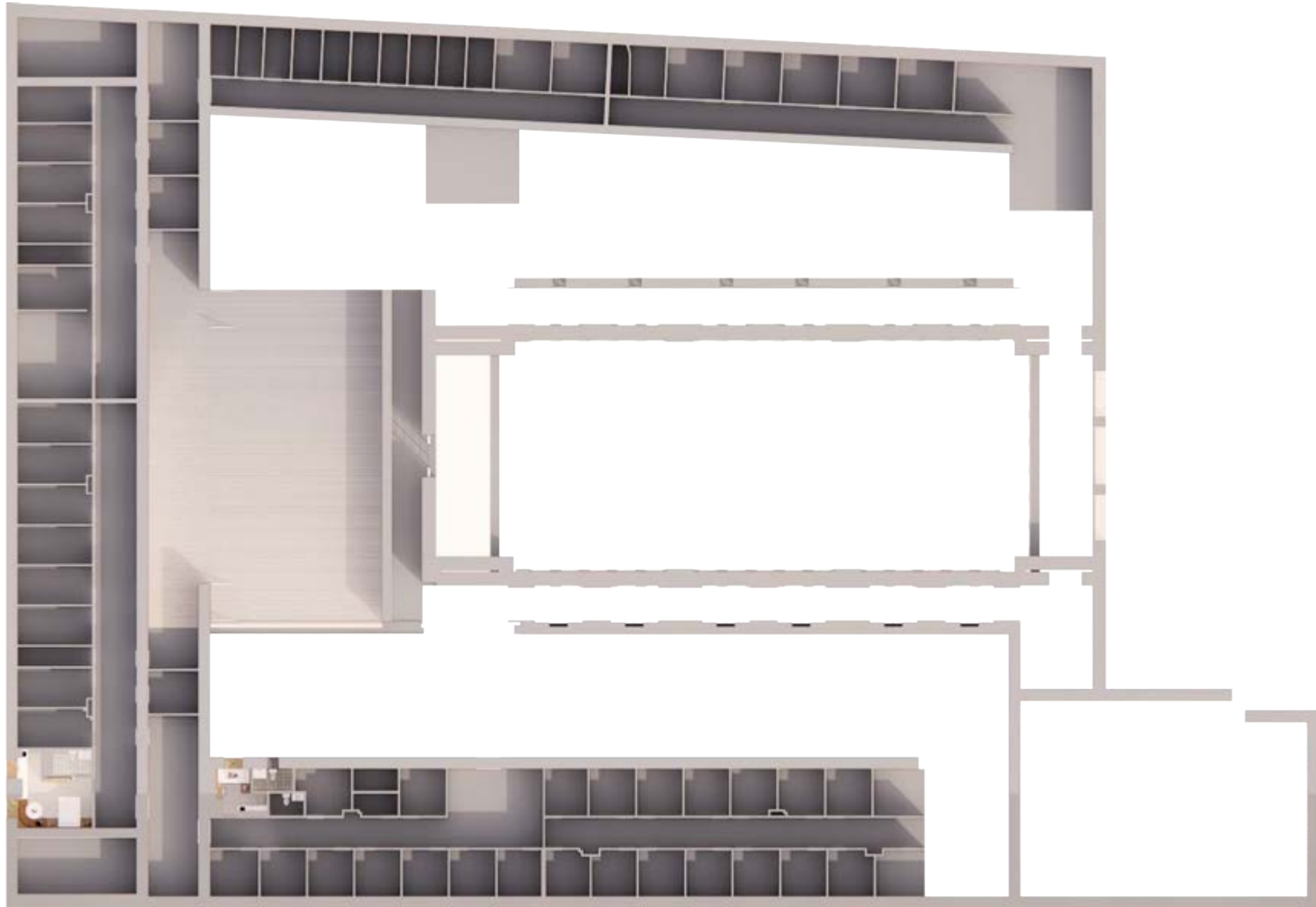




# First Floor Reflected Ceiling Plan

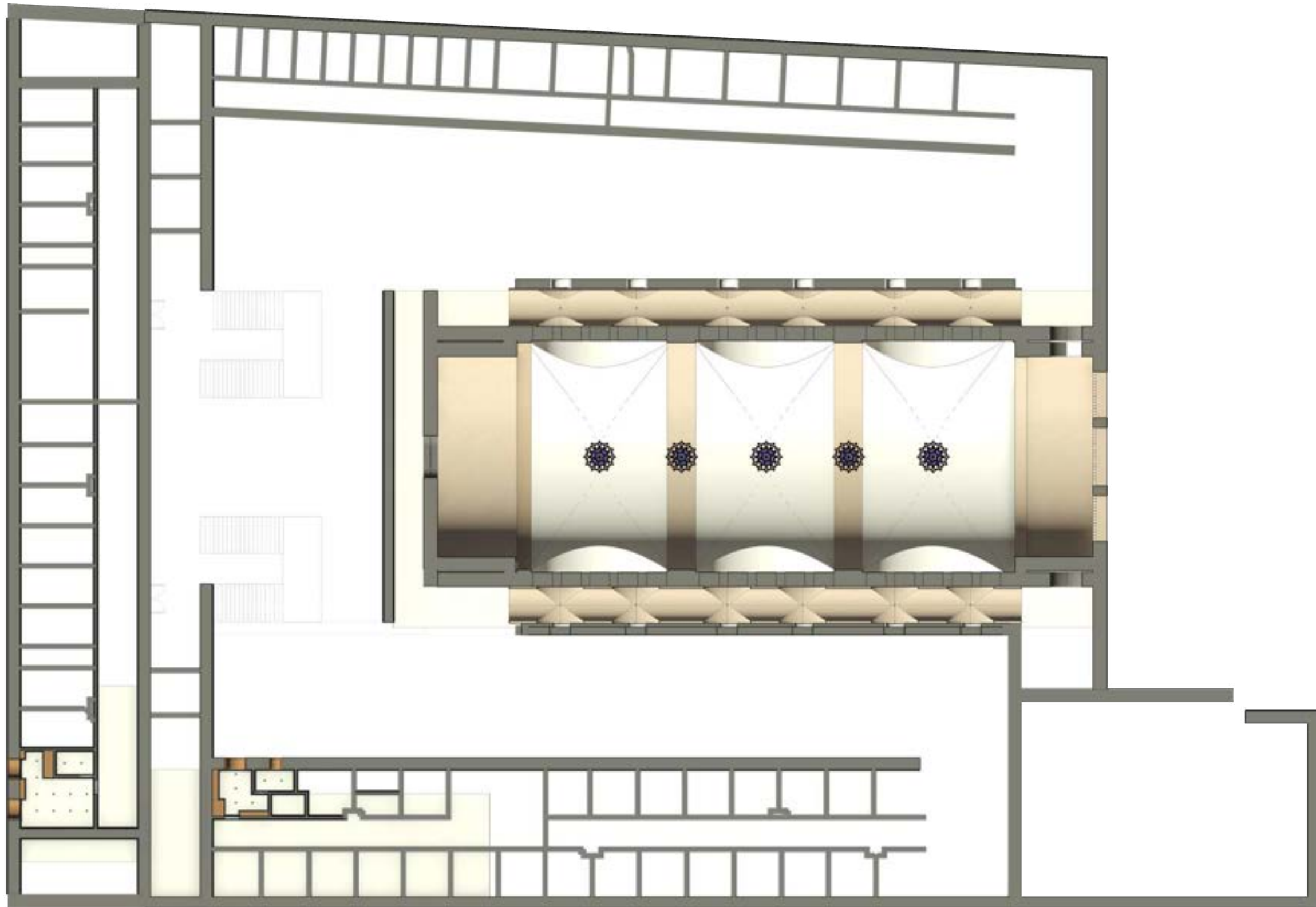


# Second Floor Plan





# Second Floor Ceiling Lighting Plan



# Lobby Floor Plan







Lobby





Lobby

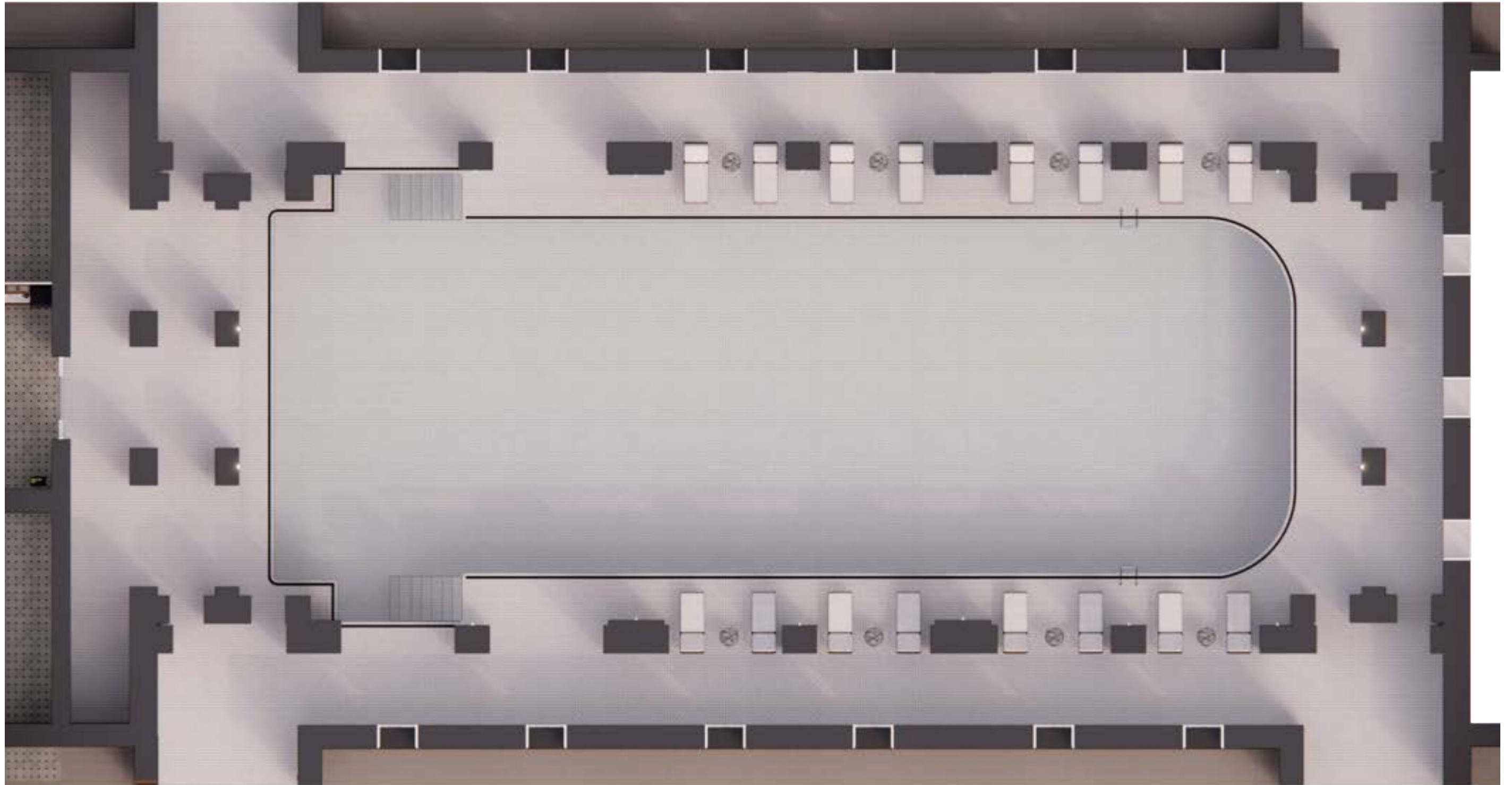




Lobby



# Pool Floor Plan





Pool





Pool





Pool





Pool



# Hostel Floor Plan







Hostel Lounge





# Hostel Lounge





# Hostel Lounge



# Hostel



Locked Personal Storage

Blackout Curtains

Reading Light





**Hostel**





**Hostel**

# Single Suite Floor Plan



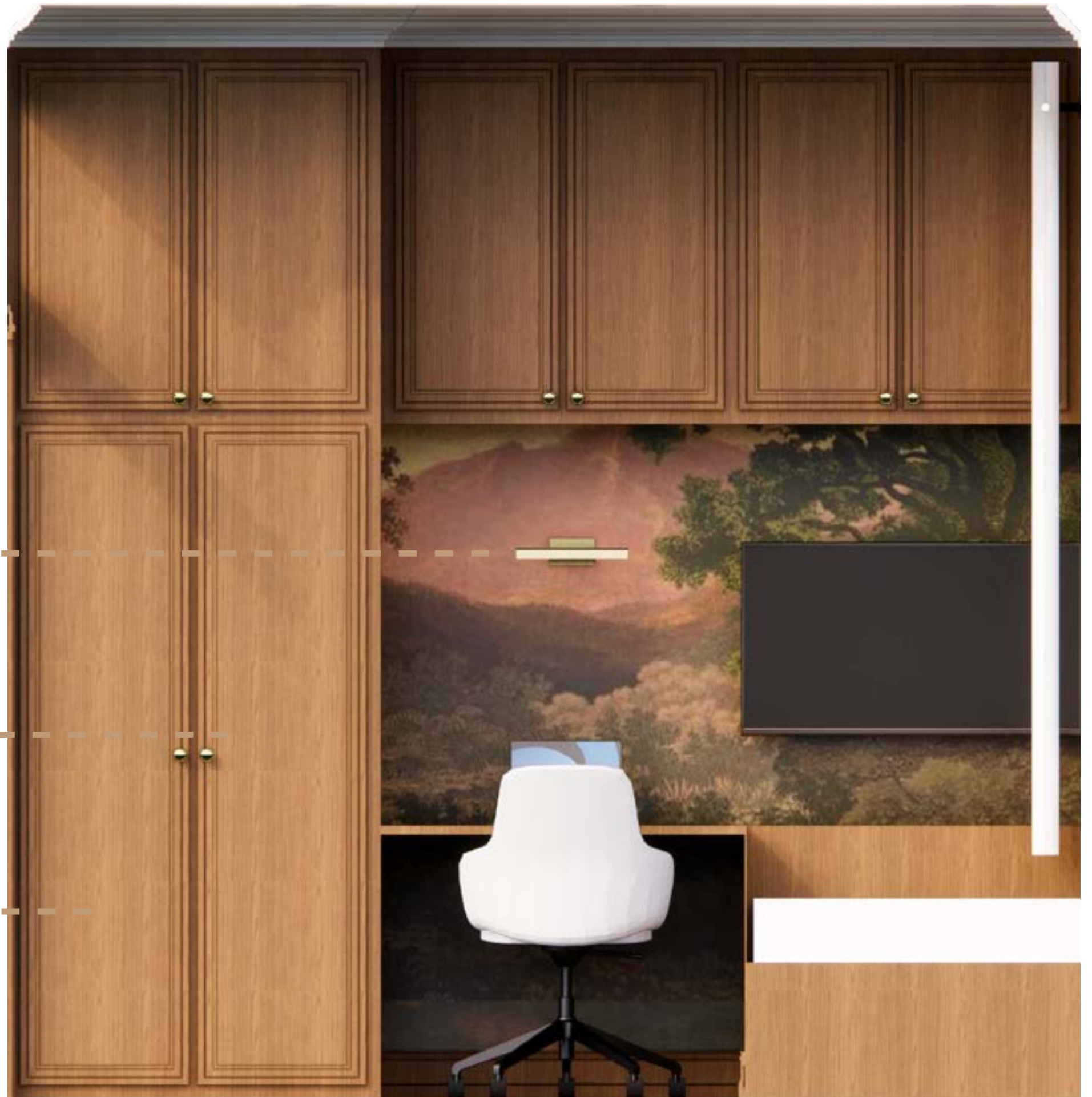


# Single Suite

## Reading Light

## Built-In Wardrobe

## Walnut Veneer





# Single Suite

Marble Shelf

2 Burner  
Induction  
Cook top

Under-counter  
Refrigerator

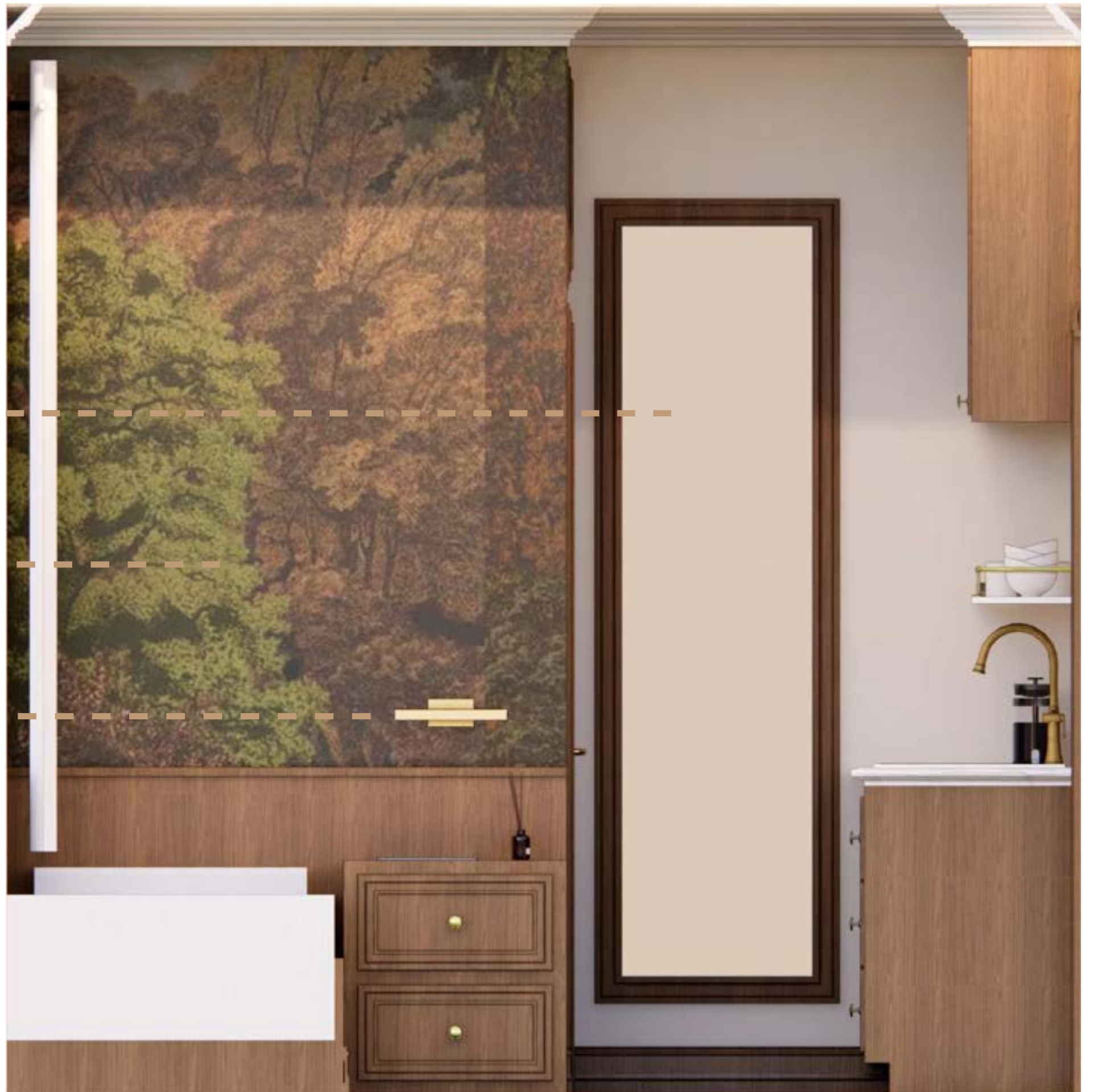


# Single Suite

Built -In Mirror

Wallpaper Mural

Reading Light







**Single Suite**

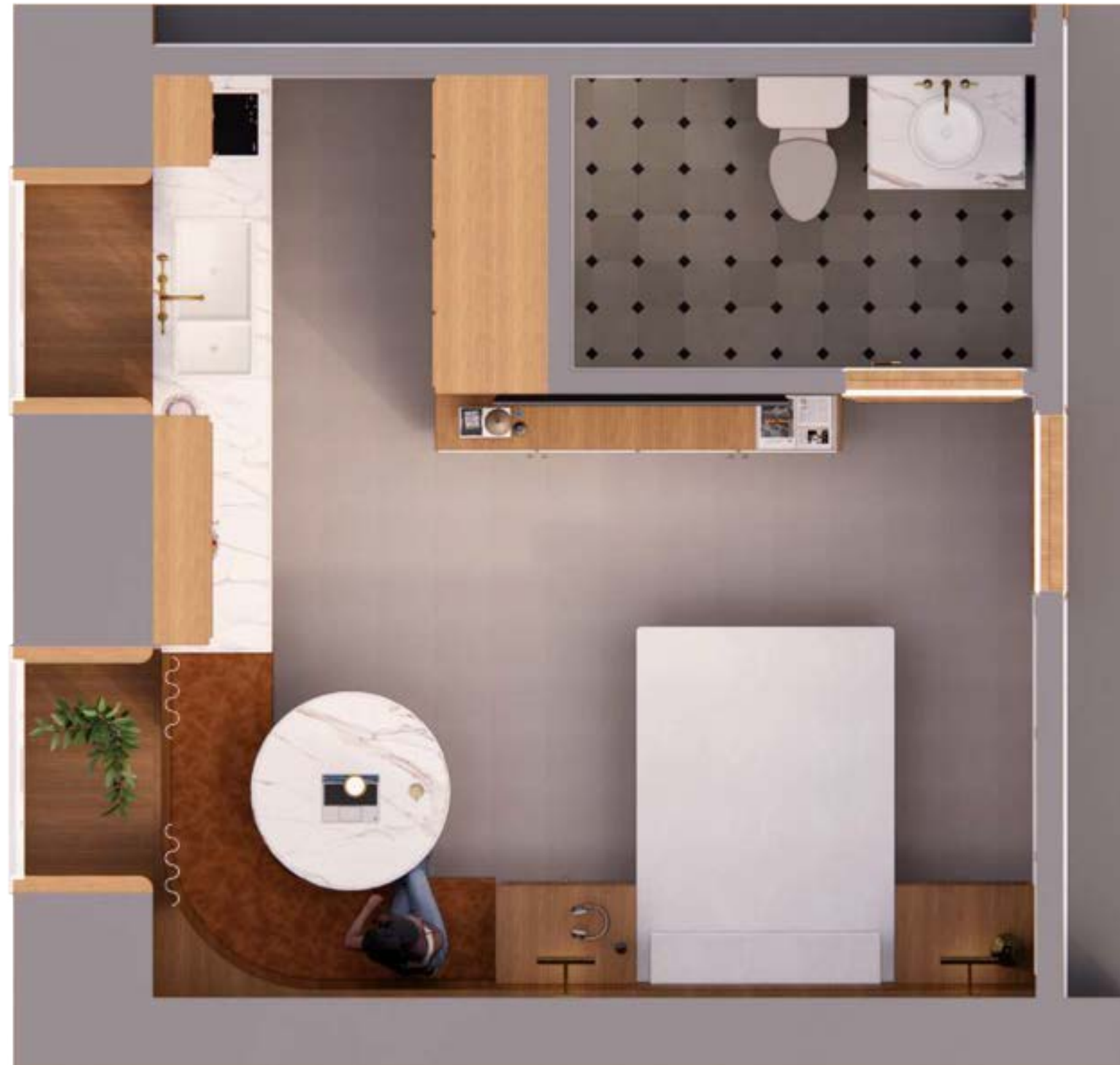




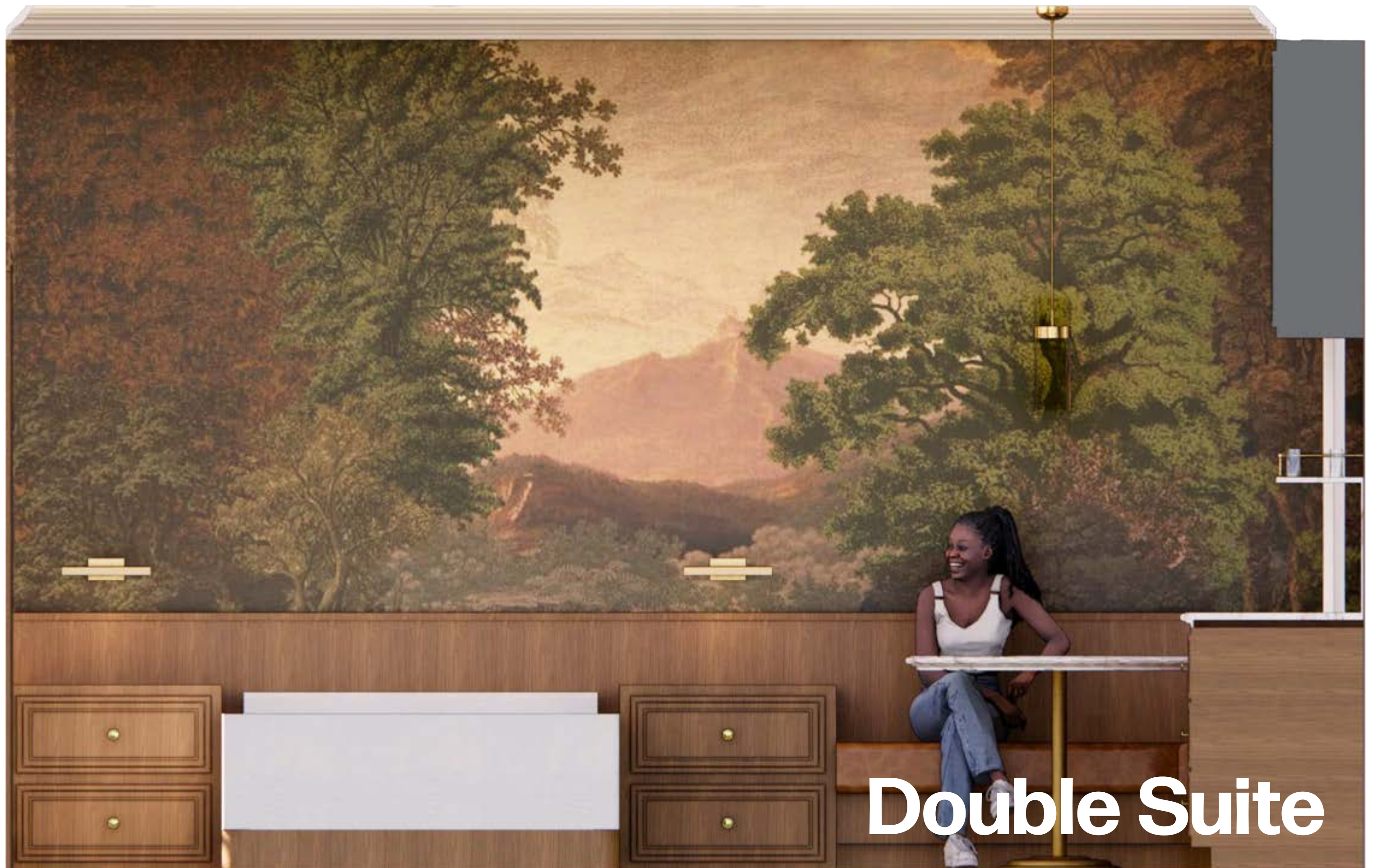
**Single Suite**



# Double Suite Floor Plan







**Double Suite**





**Double Suite**



**Double Suite**





**Double Suite**





**Double Suite**





# Double Suite





**Double Suite**



# Sustainable Building

## **Adaptive Reuse building**

- Limiting the scope of services to the interior of a preexisting building saves on building materials and lowers all forms of pollution (physical, sounds, light, water, heat, etc.)
- Respecting the original architecture and limiting major demolitions also limits the amount going into the landfill
- Reusing architectural features like doors and materials like the original pool tiles in other spaces stops those aspects from going to the trash while not requiring you to buy additional materials

# Sustainable Energy

## **Energy Production**

- Solar panel systems installed on the large roof of the hotel will provide ample energy to aid in daily operations

## **Energy Use Reduction**

- Use of dim-able LED bulbs in all light fixtures
- Motion sensors with timers will be installed in all rooms besides the lobby to limit the amount of wasted energy and light pollution when not in use
- Energy efficient appliances (fridge, dishwasher, washing machines, etc.) Will be used to reduce idle energy usage



# Sustainable Water

## **Rain Water Collection**

- Berlin has an ~ 9 month long wet season with year long precipitation
- Can be used right away for gray water uses like toilets or to water plants
- Can be used as drinking water after going through a carbon water filtration system

## **Water Use Reduction**

- All toilets has dual flush technology ( 3 liters for liquids, 6 liters for solid)
- Water efficient shower heads with an option to stop or slow water pressure when not in direct need

# Limiting Pollutants

## **Salt Water Pool**

- Collected rain water goes through a salt chlorine generator to sanitize the water for pool usage
- A salt water pool limits the use of harsh chemicals, the impact of its waste on local water reservoirs and the handlers, and produces a smooth luxurious swimming experience

## **GreenChill Refrigerations**

- All refrigerators in the lobby, hostel lounge, and all extended stay rooms are greenchill certified to limit refrigerant emissions and decrease their impact on the ozone layer and climate change.



# Sustainable Materials

**Low VOC Paint usage throughout the project**

**Reusing original materials: Pool Tiles, Stone Archways, Tile Flooring, etc.**

**Using FSC certified wood veneer over solid wood in all casework to limit deforestation**

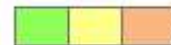
**Using cradle to cradle certified fabrics in all upholstery and drapery settings**

# LEED Sheet



## LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Y ? N



Credit Integrative Process

1

### 0 0 0 Location and Transportation 16

	Credit	LEED for Neighborhood Development Location	16
	Credit	Sensitive Land Protection	1
	Credit	High Priority Site	2
	Credit	Surrounding Density and Diverse Uses	5
Y	Credit	Access to Quality Transit	5
Y	Credit	Bicycle Facilities	1
Y	Credit	Reduced Parking Footprint	1
	Credit	Green Vehicles	1

### 0 0 0 Sustainable Sites 10

Y	Prereq	Construction Activity Pollution Prevention	Required
	Credit	Site Assessment	1
Y	Credit	Site Development - Protect or Restore Habitat	2
	Credit	Open Space	1
Y	Credit	Rainwater Management	3
	Credit	Heat Island Reduction	2
	Credit	Light Pollution Reduction	1

### 0 0 0 Water Efficiency 11

Y	Prereq	Outdoor Water Use Reduction	Required
Y	Prereq	Indoor Water Use Reduction	Required
Y	Prereq	Building-Level Water Metering	Required
Y	Credit	Outdoor Water Use Reduction	2
Y	Credit	Indoor Water Use Reduction	6
	Credit	Cooling Tower Water Use	2
	Credit	Water Metering	1

### 0 0 0 Energy and Atmosphere 33

Y	Prereq	Fundamental Commissioning and Verification	Required
Y	Prereq	Minimum Energy Performance	Required
Y	Prereq	Building-Level Energy Metering	Required
Y	Prereq	Fundamental Refrigerant Management	Required
	Credit	Enhanced Commissioning	6
	Credit	Optimize Energy Performance	18
	Credit	Advanced Energy Metering	1
	Credit	Demand Response	2
Y	Credit	Renewable Energy Production	3
Y	Credit	Enhanced Refrigerant Management	1
	Credit	Green Power and Carbon Offsets	2

Project Name:

Date:

### 0 0 0 Materials and Resources 13

Y	Prereq	Storage and Collection of Recyclables	Required
Y	Prereq	Construction and Demolition Waste Management Planning	Required
	Credit	Building Life-Cycle Impact Reduction	5
	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
Y	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
	Credit	Construction and Demolition Waste Management	2

### 0 0 0 Indoor Environmental Quality 16

Y	Prereq	Minimum Indoor Air Quality Performance	Required
Y	Prereq	Environmental Tobacco Smoke Control	Required
	Credit	Enhanced Indoor Air Quality Strategies	2
Y	Credit	Low-Emitting Materials	3
	Credit	Construction Indoor Air Quality Management Plan	1
	Credit	Indoor Air Quality Assessment	2
Y	Credit	Thermal Comfort	1
Y	Credit	Interior Lighting	2
Y	Credit	Daylight	3
Y	Credit	Quality Views	1
	Credit	Acoustic Performance	1

### 0 0 0 Innovation 6

	Credit	Innovation	5
	Credit	LEED Accredited Professional	1

### 0 0 0 Regional Priority 4

	Credit	Regional Priority: Specific Credit	1
	Credit	Regional Priority: Specific Credit	1
	Credit	Regional Priority: Specific Credit	1
	Credit	Regional Priority: Specific Credit	1

### 0 0 0 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



# Sources

Berlin vs Munich, which city should you visit in Germany?. (2020). Retrieved 9 October 2022, from <https://themunichguide.de/city-guides/berlin-vs-munich-which-city-should-you-visit/#:~:text=Berlin%20vs%20Munich%20%E2%80%93%20the%20final%20verdict&text=Munich%20is%20the%20better%20city,atmosphere%20of%20a%20young%20city>.

Berlin University: A guide for international students (2022/23). (2022). Retrieved 9 October 2022, from <https://www.mygermanuniversity.com/articles/university-of-berlin>  
15+ Universities of Applied Sciences in Berlin: a guide (2021/22). (2022). Retrieved 9 October 2022, from <https://www.mygermanuniversity.com/articles/university-of-applied-sciences-berlin>

Demographic statistics Region BERLIN, population density, population, average age, families, foreigners . (2022). Retrieved 9 October 2022, from <https://ugeo.urbistat.com/AdminStat/en/de/demografia/dati-sintesi/berlin/11/2>

Study in Berlin. (2022). Retrieved 9 October 2022, from <https://www.topuniversities.com/university-rankings-articles/qs-best-student-cities/berlin>

Berlin vs Munich, which city should you visit in Germany?. (2020). Retrieved 9 October 2022, from <https://themunichguide.de/city-guides/berlin-vs-munich-which-city-should-you-visit/#:~:text=Berlin%20vs%20Munich%20%E2%80%93%20the%20final%20verdict&text=Munich%20is%20the%20better%20city,atmosphere%20of%20a%20young%20city>.

Berlin University: A guide for international students (2022/23). (2022). Retrieved 9 October 2022, from <https://www.mygermanuniversity.com/articles/university-of-berlin>  
15+ Universities of Applied Sciences in Berlin: a guide (2021/22). (2022). Retrieved 9 October 2022, from <https://www.mygermanuniversity.com/articles/university-of-applied-sciences-berlin>

# Sources

Demographic statisticsRegion BERLIN, population density, population, average age, families, foreigners . (2022). Retrieved 9 October 2022, from <https://ugeo.urbistat.com/AdminStat/en/de/demografia/dati-sintesi/berlin/11/2>

Study in Berlin. (2022). Retrieved 9 October 2022, from <https://www.topuniversities.com/university-rankings-articles/qs-best-student-cities/berlin>

Berlin - Offizielles Stadtportal der Hauptstadt Deutschlands – Berlin.de. (2022). Retrieved 9 October 2022, from <https://www.berlin.de/>

Salaries in Germany. (2022). Retrieved 9 October 2022, from <https://allaboutberlin.com/guides/salaries-in-germany#:~:text=The%20median%20income%20in%20Germany,of%20living%20is%20also%20lower.>

Erudera. 2021. Over 200,000 Students Enrolled at Unis in German Capital During Winter 2021/22, Figures Reveal. [online] Available at: <<https://erudera.com/news/over-200000-students-enrolled-at-unis-in-german-capital-during-winter-2021-22-figures-reveal/>> [Accessed 9 October 2022].

Facts and Figures. Universität der Künste Berlin. (2020). Retrieved October 8, 2022, from <https://www.udk-berlin.de/en/service/press-communications/figures-and-facts/>

Facts and Figures. (2022). Retrieved 9 October 2022, from <https://www.fu-berlin.de/en/universitaet/profil/zahlen/index.html>

Berlin, C. -. U. (n.d.). Facts & Figures. Charité. Retrieved October 8, 2022, from [https://www.charite.de/en/charite/about\\_us/facts\\_figures/](https://www.charite.de/en/charite/about_us/facts_figures/)



# Sources

Facts and figures. (n.d.). Hertie School. Retrieved October 8, 2022, from <https://www.hertie-school.org/en/who-we-are/facts>

About ESMT Berlin. (2022). Retrieved 9 October 2022, from <https://esmt.berlin/about/about-us#facts>

Master in Management | ESCP. (2022). Retrieved 9 October 2022, from <https://www.escp.eu/programmes/master-in-management>

Berlin, B. (2022). Bard College Berlin At a Glance at Bard College Berlin. Retrieved 9 October 2022, from <https://berlin.bard.edu/about-us/at-a-glance/>

About us | bbw Hochschule | Studieren in Berlin. (2022). Retrieved 9 October 2022, from <https://www.bbw-hochschule.de/about-us.html>

Facts and Figures: BHT Berlin. (2022). Retrieved 9 October 2022, from <https://www.bht-berlin.de/en/23>

International, B. (2022). Our Vision. Retrieved 9 October 2022, from <https://www.berlin-international.de/en/university/our-vision/>

I didn't practise any German in bilingual Berlin. (2014). Retrieved 9 October 2022, from <https://www.theguardian.com/education/2014/apr/11/speaking-german-in-bilingual-berlin>

Berlin Climate, Weather By Month, Average Temperature (Germany) - Weather Spark. (n.d.). Retrieved October 10, 2022, from <https://weatherspark.com/y/75981/Average-Weather-in-Berlin-Germany-Year-Round>

# Sources

Facts and Figures. (2022). Retrieved 9 October 2022, from <https://www.hu-berlin.de/en/about/humboldt-universitaet-zu-berlin/facts>

Reuter, L. R. and Erb, . Hubert Joseph (2022, August 24). Berlin. Encyclopedia Britannica. <https://www.britannica.com/place/Berlin>

undefined [Vox]. (2019, November 8). The mistake that toppled the Berlin Wall [Video]. YouTube. Retrieved October 8, 2022, from <https://www.youtube.com/watch?v=Mn4VDwaV-oo>

undefined [TED-Ed]. (2017, August 16). The rise and fall of the Berlin Wall - Konrad H. Jarausch [Video]. YouTube. Retrieved October 8, 2022, from <https://www.youtube.com/watch?v=A9fQPzZ1-hg>

History.com Editors. (2021, March 31). Berlin Wall. HISTORY. Retrieved October 8, 2022, from <https://www.history.com/topics/cold-war/berlin-wall>

How Berlin was the Capital of 5 Countries in Less than 100 Years. (2022). Retrieved 9 October 2022, from <https://www.thecollector.com/how-berlin-was-capital-of-5-countries/>

The royal capital - Berlin.de. (2022). Retrieved 9 October 2022, from <https://www.berlin.de/berlin-im-ueberblick/en/history/the-royal-capital/>

Berlin - New World Encyclopedia. (2022). Retrieved 9 October 2022, from [https://www.newworldencyclopedia.org/entry/Berlin#Prussian\\_capital](https://www.newworldencyclopedia.org/entry/Berlin#Prussian_capital)

Berlin, G. (2022). Deutsch in Berlin. Retrieved 10 October 2022, from <https://www.gls-berlin.de/2017.html>



# Sources

Berlin's official travel website - visitBerlin.de. (2022). Retrieved 9 October 2022, from <https://www.visitberlin.de/en>

Berlin's Public Transportation: The Complete Guide. (2022). Retrieved 9 October 2022, from <https://www.tripsavvy.com/guide-to-berlin-public-transportation-4584825>

Murphy, B. (2022, August 2). How to Get Around Europe. ETIAS for Europe. Retrieved October 8, 2022, from <https://www.etias.us/how-to-get-around-europe/>

The world's 30 best cities for art, food, and music. (2022). Retrieved 9 October 2022, from <https://www.insider.com/worlds-most-cultural-cities-2017-3#11-berlin-germany-20>

London is the best city in the world for international students - where else makes the rankings?. (2022). Retrieved 9 October 2022, from <https://www.weforum.org/agenda/2021/08/best-student-cities-qs-rankings/>

These cities are home to the highest number of top-ranked institutions in the world - Study International. (2017). Retrieved 9 October 2022, from <https://www.studyinternational.com/news/cities-home-highest-number-top-ranked-institutions-world/>

Safety Index by City 2021 Mid-Year. (2022). Retrieved 9 October 2022, from <https://www.numbeo.com/crime/rankings.jsp?title=2021-mid&displayColumn=1>

The 10 Best Cities to Study Abroad in Europe in 2022. (2021). Retrieved 9 October 2022, from <https://www.gooverseas.com/blog/best-cities-study-abroad-europe>

USNews. 2022. Cultural Influence. [online] Available at: <<https://www.usnews.com/news/best-countries/rankings/influence>> [Accessed 9 October 2022].

Berlin's Industry - Berlin.de. (2022). Retrieved 10 October 2022, from <https://www.berlin.de/sen/wirtschaft/en/economics-and-technology/branches/industry/>