



**JOHNSON
LYMAN
ARCHITECTS**

PROJECT: *The Durant*
 2024 Durant
 Berkeley, CA

PROJECT STATEMENT

The Durant project consists of 69 student housing units, with a mix of one, two, three and four bedroom units, and basement parking with 38 car stalls. We believe the proposed project meets all of the zoning code requirements, including setbacks, parking, open space, lot coverage, and height.

The Channing portion of the project is four stories, 43'0" tall (47' maximum allowed parapet), while the Durant portion is six stories, 64'0" tall (65'0" maximum allowed parapet). Roof decks on both portions will provide opportunity for resident gathering and take advantage of the beautiful views.

The architectural design of *The Durant* is a contemporary, modern execution that while making its own unique statement, will blend well into the context of the streetscape. The combination of wood siding, plaster, and metal trellises & balconies, provides a diverse mix of materials and interest for the building. In addition, solar panels have been incorporated to make the project as energy efficient as possible.

The landscape design complements the strong, clean physical character of the building, with horizontal massing of color and textural shrub forms as well as accent highlights at pedestrian circulation as visual interest for the site users. The plant palette is a combination of properly sized native and other low water-use species promoting water savings. Vertical tree forms that frame the building and contrast with the horizontal ground plane plant massing also creates visual interest and provides balance within the site user gathering areas. Lastly, the overall landscape and hardscape design minimizes long-term maintenance impacts, in an effort to create a more Bay-friendly and environmentally responsible project.

In addition, all landscaped areas of *The Durant* have been addressed by the civil engineer to meet all California Storm (C3) water filtration requirements.

THE DURANT

May 9, 2012

Rev. Edwina Perez-Santiago
Daughters for Social / Economic Change
PO Box 2203
Berkeley CA 94701

RE: Community Meeting – *The Durant*
Berkeley, CA

Dear Rev. Edwina Perez-Santiago:

We are the developers of a new planned student housing project on Durant Avenue on the site of San Francisco Presbytery's current offices, and extending onto the vacant lot behind their property (fronting on Channing Way). Last Friday we submitted to the City of Berkeley a development application for 69 one, two, three, and four bedroom student housing apartments, with building heights ranging from 4-6 stories, and 38 underground parking spaces:

- The architectural design of *The Durant* is a contemporary, modern execution that while making its own unique statement, will blend well into the context of the streetscape. The combination of wood siding, plaster, and metal trellises & balconies, provides a diverse mix of materials and interest for the building. In addition, we are seeking LEED "Gold" certification for the project by incorporating the latest in energy efficient construction techniques...as well as electric car charging stations and solar electricity generation.
- The overall landscape and hardscape design minimizes long-term maintenance impacts, in an effort to create a more Bay-friendly and environmentally responsible project. The two roof-top decks create excellent occupant locations for gathering spots and healthy outdoor living.



You are cordially invited to a community outreach meeting at the San Francisco Presbytery offices, 2024 Durant Avenue (just off the corner of Shattuck and Durant), on Wednesday evening, May 23rd from 7:00 to 8:00 p.m. At this time we will share the more detailed architectural and landscape plans with you.

The Austin Group LLC

Bill

William F. Schrader, Jr.
Managing Member