



D E S I G N  
R E V I E W  
C O M M I T T E E  
S T A F F R E P O R T

**For Committee Discussion/  
Majority Recommendation**  
JULY 19, 2012

## **2024 DURANT AVENUE/ 2025 CHANNING WAY PREVIEW**

**Design Review #12-3000021 to construct 69 units student housing project with a mix of one, two, three, and four bedroom units and basement parking with 38 car stalls.**

### **I. Introduction**

This project is located on a through lot between Durant Avenue and Channing Way, with the nearest cross streets being Shattuck Avenue and Milvia Street. This parcel is located in the C-DMU Downtown Mixed Use zoning district.

It is before the Design Review Committee (DRC) for Preliminary Design Review. The Use Permit application includes a request to demolish the existing institutional building on the Durant side of the parcel. This will be referred to the Landmarks Preservation Commission so they can review if there are any historic resource issues with that demolition.

### **II. Background**

This project consists of two components with the taller six story structure proposed on Durant (64' height) and the four story structure located just to the south on Channing (43' height). Roof decks, as well as some ground floor open space, are proposed for both portions.

### **III. Project Setting**

#### **A. Neighborhood/Area Description:**

This site is located in the C-DMU Downtown Mixed Use zoning district, and specifically in the Buffer subarea in what was the R-4 residential district before the Downtown Plan and subsequent Ordinance revisions were recently adopted. The

Durant side of the project has apartment buildings to the west and across the street, and the parking lot of a large commercial retail building directly to the east. On the Channing side, there are apartment buildings to the east and across the street, with smaller residential structures to the west. While the project is in the C-DMU buffer subarea, the R-3 residential district is directly adjacent to the project site to the east.

Figure 1: Vicinity Map



**Table 1: Land Use Information**

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Institutional	C-DMU Buffer	HDR (High Density Residential)
Surrounding Properties	North	Residential	C-DMU Outer Core	HDR
	South	Residential	R-3	HDR
	East	Commercial	C-DMU Buffer/Corridor	Commercial
	West	Residential	R-3	HDR

**IV. Design Review Guidelines**

Downtown design guidelines have recently been revised and updated in conjunction with the Downtown Plan and Ordinance revisions. While recent revisions added new information on architectural styles, site planning, building massing and open space much of the previous guidelines on facades, roof design, storefronts and entrances, and materials have been retained and continue to be pertinent information. Following are several key guidelines which relate closely to this project. A complete set of the downtown guidelines can be found on-line under Land Use Planning’s link to the Downtown Plan.

- Windows should comprise 25 – 50% of upper facades visible from public areas.
- Provide a terminus at the top of the building.
- Clearly express ground floor entrances and include generous lobbies that can be seen from the street.
- Use high quality, durable materials which convey a sense of permanence.

**V. Project Description**

**A. Zoning Information**

The tabulation form submitted with the Use Permit application has been included as an attachment for your reference, but this information is still being reviewed by the Use Permit Planner. Development standards for the C-DMU note a building height limit of 60’ with the parapet allowed to extend 5’ beyond for a maximum height of 65’. Currently this design shows a roof deck height of 63’. Staff would like to the applicant to present to the Committee how this design would be modified to bring the roof deck height to 60’.

## **B. Requested Use Permits**

- Level 2 Use Permit for construction of a new main building with dwelling units (23E.68.030)
- Use Permit for demolition of a non-residential dwelling unit (23E.23C.08.050.A);
- Use Permit to allow a maximum height greater than 50 feet up to a maximum of 60 feet (23E.68.070.A);
- Use Permit to allow a front yard setback of greater than five feet (23E.58.070.C);
- Administrative Use Permit to allow architectural projections (e.g. elevator enclosures) to exceed the height limit (23E.04.020.C);
- Use Permit to reduce the required 20-foot setback where the building exceeds 45 feet, on an interior side or rear lot line that abuts a residentially zoned lot.

## **C. Density Bonus** No density bonus is being requested.

## **VI. Issues and Analysis**

### **A. Design Review Issues:**

- 15' front setbacks are being proposed on both Durant Avenue and Channing Way with the main lobby proposed on Durant. The Channing elevation does show an entrance canopy but to a smaller secondary entrance door.
- The higher building mass is located on Durant with a total of 6 stories, while the Channing portion is only 4 stories. There is a deed restriction on that property for a lower building height to preserve views west from the upper stories of the residential building to the east.
- Both the Durant and Channing buildings have simple horizontal parapet lines with larger trellis features projecting over the corners of the street facades.
- Building materials proposed are predominately plaster with sand finish and hardwood siding. Metal balcony railings and trellis structures are also proposed.
- Open space as proposed as roof decks on both structures as well as some ground floor space.

### **B. Issues for Discussion:**

- Site plan / building massing
- Elevation design
- Entrances / lobby design
- Roof design
- Building materials
- Open space / landscape plans

## **VII. Recommendation**

Staff recommends that the Committee discuss the proposed design and the issues above and give the applicant advisory comments and specific direction for when the project returns for Preliminary Design Review.

### **Attachments:**

1. Project Plans, received May 4, 2012
2. Project Information, received May 4, 2012
3. Tabulation Form from Use Permit Application, received May 4, 2012
4. Correspondence Received

**Staff Planner:** Anne Burns, aburns@ci.berkeley.ca.us, (510) 981-7410