



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
September 20, 2012

2024 DURANT AVENUE/ 2025 CHANNING WAY CONTINUED PRELIMINARY DESIGN REVIEW

Design Review #12-3000021 to construct 74 units student housing project with a mix of one, two, three, and four bedroom units and basement parking with 38 parking spaces.

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, in the buffer subarea.

It is before the Design Review Committee (DRC) for Continued Preliminary Design Review. It was before the DRC for a Preliminary Design Review last month and those advisory comments are included further on in this report for your reference.

The Use Permit application includes a request to demolish the existing institutional building on the Durant side of the parcel. This is scheduled for the September meeting for 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 (60' 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

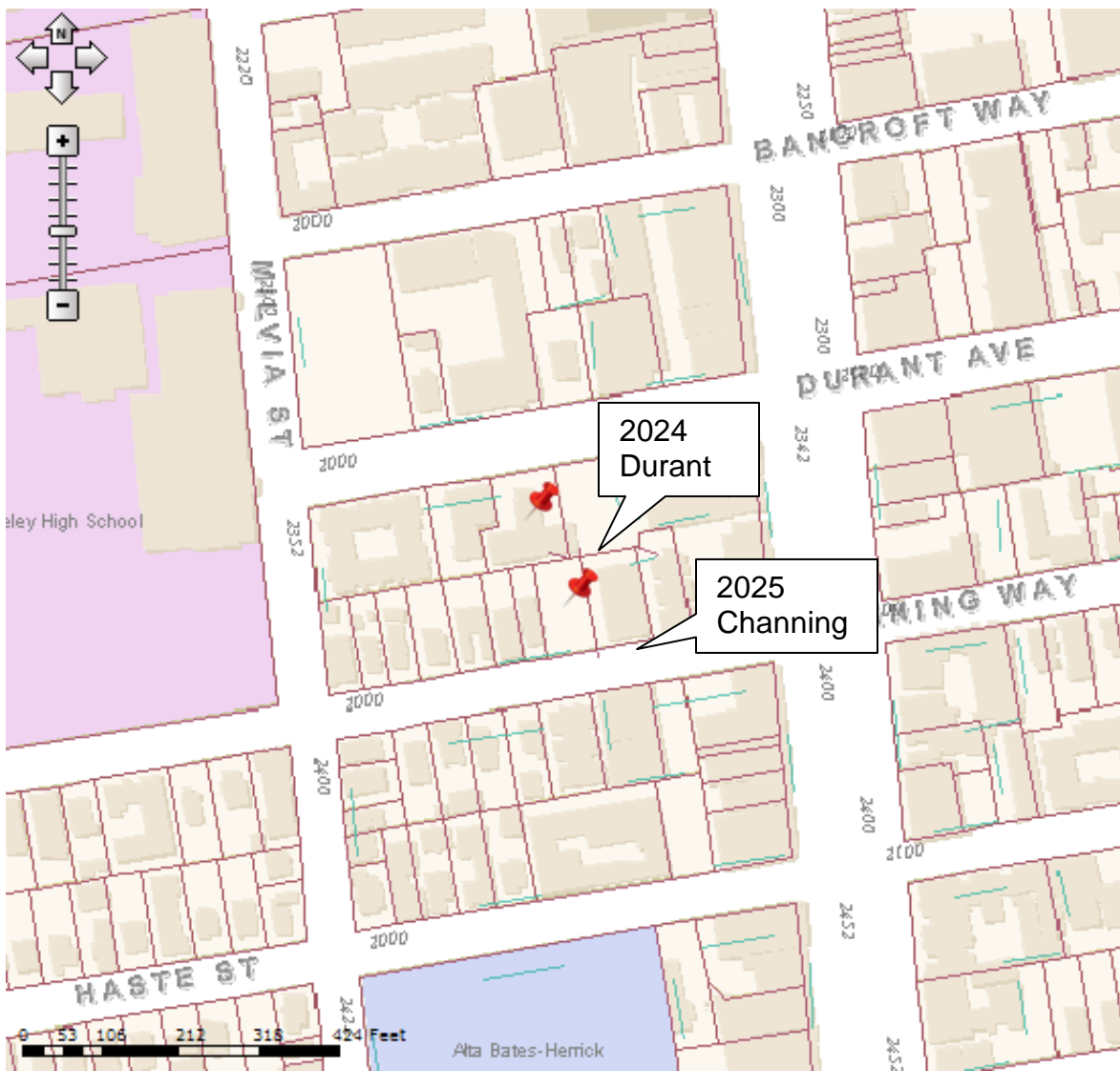


Table 1: Land Use Information

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

Table 2: Tabulation Form

Standard BMC Sections 23(click and enter #).070-080		Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		22,679	na
Gross Floor Area (sq. ft.)		94,275	na
Floor Area Ratio		4.15	na
Dwelling Units	Total	74	na
	Affordable	*	*
Building Height	Average (ft.)	na	na
	Maximum (ft.)	42'6" & 60'	60'
	Stories	4 & 6	na
Building Setbacks (ft.)	Front (Durant)	13'	5' max
	Front (Channing)	15'	5' max
	West Side	5'	20'
	East Side	5'	0
Lot Coverage (%)		65%	na
Usable Open Space (sq. ft.)		6,735	5,920
Parking	Automobile	38	25
	Bicycle	15	na

V. Design Review Summary from August 16, 2012

Preliminary Design Review was continued with the following recommendations:

General Building Design/Neighborhood Context:

- *Balconies appear to be too close to adjacent building.*
- *Bedroom windows on the side elevations are too big for the proximity to nearby buildings.*

Open Space/Landscape Plan:

- *Open space at ground floor should be predominately passive.*
- *Recommend moving viewing patio back from edge of building.*

Interior Plan / ZAB Issues:

- *Strongly opposed that living spaces still have no natural light.*

VI. 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.

- 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

A complete set of the downtown guidelines can be found on-line at:

<http://www.cityofberkeley.info/ContentDisplay.aspx?id=14260>

VII. Project Description

A. Zoning Information

The following Use Permits are being requested for this project:

- 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 (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 (23E.58.070.C.2);
- 1.
- B. Density Bonus** No density bonus is being requested.

VIII. Issues and Analysis

A. Current Submittal

- Key changes since last month's meeting include:
- Building footprint was stretched 2' longer toward Durant Street so that interior plan changes could accommodate natural light into common living areas of each unit.
- Plan/footprint changes also resulted in increased student study area of the ground level.
- East and west elevations have been modified to reflect interior plan changes.
- Viewing patio on the 6th floor roof deck has been relocated further back from the building edge.
- More detail has been added to the 6th floor roof deck (Sht. L3.2) as well as images illustrating materials and wind screen and trellis designs.

B. Issues for Discussion:

- Building details
- Open space / landscape plans
- Signage
- Lighting

IX. Recommendation

Staff recommends that the Committee discuss the proposed design changes since last month and forward a positive recommendation to ZAB with specific direction for Final Design Review for building details, open space design, signage and lighting.

Attachments:

1. Revised Drawings, dated 09-12-12

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