



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**
DECEMBER 13, 2012

2024 DURANT AVENUE/CHANNING WAY

PRELIMINARY DESIGN REVIEW MODIFICATION

Design Review #12-3000021 to construct 96 units student housing project with a mix of one, two, three, and four bedroom units and basement parking with 35 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 Preliminary Design Review Modification. It was last before DRC for a Preliminary Design Review in September and that summary is 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.

II. Background

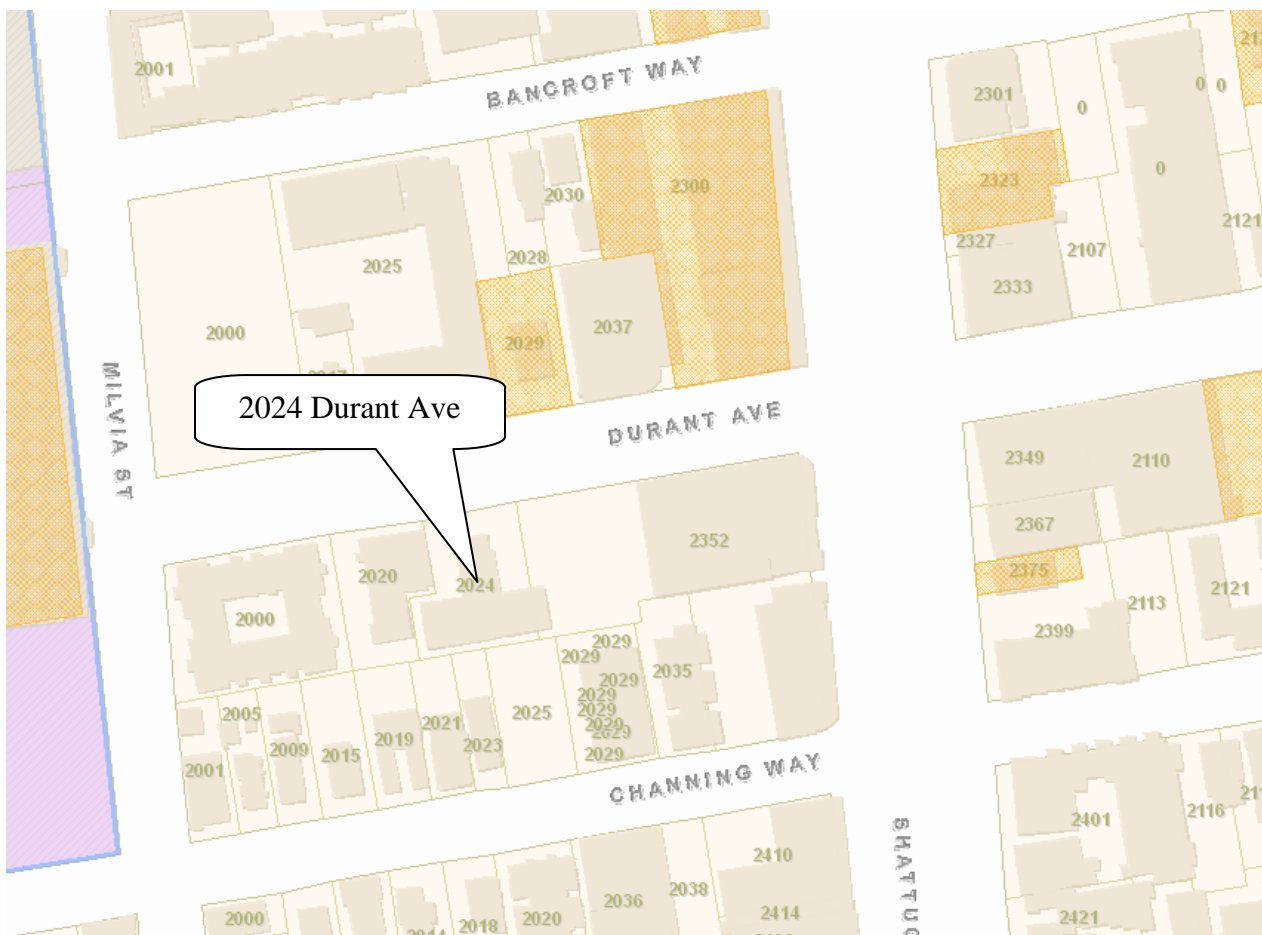
This project description has changed since the last time the DRC reviewed it. It now consists of an eight story structure on Durant (84' height) to accommodate the required affordable housing component. The four story structure located just to the south on Channing (43' height) remains as originally proposed due to a deed restriction on the overall height on that portion of the site.

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



Note: Double-hatched shading indicates landmarked properties.

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.)		113,279	na
Floor Area Ratio		5.0	na
Dwelling Units	Total	96	na
	Affordable	*	*
Building Height	Average (ft.)	na	na
	Maximum (ft.)	42'6" & 84'	60'
	Stories	4 & 8	na
Building Setbacks (ft.)	Front (Durant)	13'	5' max
	Front (Channing)	13'	5' max
	West Side	5'	20'
	East Side	5'	0
Lot Coverage (%)		65%	na
Usable Open Space (sq. ft.)		8,759	5,920
Parking	Automobile	35	25
	Bicycle	15	na

IV. Design Review Summary from September 20, 2012

Favorable Recommendation was forwarded to ZAB with the following conditions and specific direction for Final Design Review: MOTION (Goring, Blake) VOTE (5-1-0-0) Olson - no.

Conditions:

- Every habitable space shall have natural light.
- Common living spaces shall not be separated from kitchen/eating spaces.
- Committee is mixed on whether the balconies on the northwest corner of the building should remain in the design. They request that ZAB make a determination as to whether the balconies should remain as a quality design element or whether the impact on the existing adjacent residential units is too much.

Recommendations:

- There appears to be too much unimproved roof visible from the main roof deck areas.
- It is important that gathering areas on the roof remain small and manageable.
- Show all roof top equipment at Final Design Review (FDR).
- Design mechanical equipment on the roof so the noise doesn't affect the open space.
- Show window coverings at FDR.
- There should be screening between the ground floor bedrooms and the adjacent walkway.
- Provide furniture layout so that ZAB can better determine if living spaces are adequate.

V. 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)

B. Density Bonus Information

- Building Height/Density Bonus: The Zoning Ordinance allows a “base project” of 66,472 square feet with a maximum of 69 dwelling units at this site.¹ As allowable and encouraged by State law, the applicant is providing ten percent, or seven, of the base project units at prices affordable to very low income households: those earning 50 percent or less of the area median income (AMI). Based on the provision of these affordable units, the project qualifies for a density bonus of 32.5 percent of the base project, or 23 units. The project is proposing to incorporate only 18 of the allowable 23 units, for a total of 96 units. If the ZAB makes the required findings to approve the proposed project, the Board must approve modifications to the development standards (e.g. building height) of the District in order to accommodate the density bonus. As originally submitted, the project proposed a Use Permit to exceed the 50-foot height limit on the Durant parcel of the project to allow the 60-foot maximum allowable in the District and proposed four stories on the Channing parcel, as it is encumbered by a deed restriction limiting the roof line of any structure to be no higher than 47'. Due to the height restriction on the Channing parcel, the applicant has designed the project to include two additional stories on the Durant parcel, for a total height of eight stories and 84 feet with 9 units on each of the top two floors.

VI. Issues and Analysis

A. Current Submittal

- The only change since the DRC last reviewed this project is the additional two stories on the Durant side of the project to accommodate the required affordable housing component.

B. Issues for Discussion:

- Building massing required to accommodate the required affordable housing component.

¹ The Base Project is the version of the project that could be built without a density bonus or any modification of development standards under the Zoning Ordinance.

IX. Recommendation

Staff recommends that the Committee discuss the proposed design change and forward their recommendation to ZAB or give specific direction to the applicant on how the building mass could better accommodate the required development.

Attachments:

1. Project Plans, received November 19, 2012

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