

DRC SUMMARY – September 20, 2012

2024 Durant Avenue (DR#12-3000021) – Continued Preliminary Design Review of project to construct 74 unit student housing project with a mix of one, two, three, and four bedroom units and basement parking with 38 parking spaces.

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 and natural ventilation.
- 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.

DRC SUMMARY – August 16, 2012

2024 DURANT AVENUE/2025 CHANNING WAY [between Shattuck and Milvia] (DR#12-3000021): Preliminary Design Review of project to construct 69 unit student housing project with a mix of one, two, three, and four bedroom units and basement parking with 38 car stalls.

Although overall building massing and setbacks received a favorable recommendation MOTION (Woltag, Allen) VOTE (5-1-0-0) Olson – no, Preliminary Design Review was continued with the following recommendations: MOTION (Olson, Blake) VOTE (6-0-0-0).

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.

DRC SUMMARY – July 19, 2012

2024 DURANT AVENUE/2025 CHANNING WAY [between Shattuck and Milvia] (DR#12-3000021): Preview of project to construct 69 unit student housing project with a mix of one, two, three, and four bedroom units and basement parking with 38 car stalls.

Advisory Comments:

General Building Design/Neighborhood Context:

- Design is good as well as the 6 – 4 floor split.
- Show model and include adjacent buildings.
- Street level should be more vibrant, but not necessarily more noisy.
- Design balconies carefully so they look attractive, as well as safe.
- Balconies may not be needed or used by students.

Open Space/Landscape Plan:

- Not sure that both roof decks are needed. Look at smaller spaces that are well-designed.
- Design Roof decks carefully for noise impact and safety.
- Reduce open space so there is more definition and less impact on adjacent buildings.
- Relook at roof gardens and pool as well. Reflecting pool will use too much water with evaporation.
- Rethink planting plan. Recommend hearty plants, wind screens, and more shade structures on the roof.
- Show how ground floor open space interfaces with adjacent senior housing. Design to mitigation noise.

Interior Plan / ZAB Issues:

- Develop the floor plan so that every bedroom has a window.
- Show bedroom dimensions. Some look tight