

# The Standard

2580 Bancroft Way, Berkeley, CA

## APPLICATION STATEMENT 5.15.17

**The Standard**, is a proposed eight-story mixed-use project located at 2580 Bancroft Way. The design goal was to complement the historic Julia Morgan building and create a unique statement in the area and provide much needed student housing in the Downtown area. The approximately 171,000 sf, eight story project will be approximately 86'0" tall. The site area is 29,032 sf, and the FAR is 5.1. All units will be rental, and we are requesting a State bonus density with 35% bonus units, allowing for 11% Very Very Low BMRs calculated against the Base project.



The project consists of 122 dwelling units for students, with 2 ground level units, and a mix of studios and units up to six bedrooms, ranging in size from 440 sf to 1,680sf, on seven levels, over approximately 11,000 sf of ground level retail and amenity uses for the students. Pursuant to the code requirements, no parking is required for the residential, but there is a parking basement providing 39 cars for the retail.

The Standard incorporates graceful arched bays along Bancroft, with copper panels as an accent element that recalls the copper ornament used on the Julia Morgan building. A courtyard at the second level breaks down the building façade and provides open space for the residential users, with amenities that provide a dynamic environment. The retail has a rusticated grooved base, providing a bold statement for the retail and an exciting pedestrian interaction at the street.

