



**ACTION SUMMARY FOR  
DESIGN REVIEW COMMITTEE MEETING  
March 18, 2026 6:30 PM**

Planning and Development  
Department  
Land Use Planning Division

**I. Roll Call:**

**Committee Members Present:**

Mary Muszynski, Vice-Chair (Appointed by Zoning Adjustments Board)  
Devi Dutta-Choudhury (Civic Arts Commission)  
Denise Hall-Montgomery (Landmark Preservation Commission)  
Janet Tam (Appointed by Zoning Adjustments Board)

**Committee Members Absent:** Kimberly Gaffney, Lillian Mitchell, Michael Thompson\*

*\*Leave of Absence*

**Staff Present:** Burns, Hernandez, Saliki

**II. PROJECTS**

- 1. 2700 SHATTUCK AVENUE [between Derby and Ward] (DRCP2024-0006): Preliminary Design Review** to demolish two single-story commercial structures (22,273 square feet) and construct an 8-story (90 feet and 4 inches) 281,960 square-foot mixed-use residential development with 359 dwelling units (including 38 Very Low Income units), 5,136 square feet of ground floor commercial space, 141 off-street vehicle parking spaces, and 158 bicycle parking spaces.

***Preliminary Design Review received a favorable recommendation to ZAB with the following recommendations for Final Design Review (FDR): MOTION (Muszynski, Tam) VOTE (4-0-0-3) Gaffney, Mitchell, Thompson\* - absent.***

***Recommendations***

***Site Design / Neighborhood Context***

- Look at rearranging the color palette so that the light brick is not as close to the mixed use building further north.*

***Building Design / Details***

- Recommend more relief on the north elevation.*
- Brick on underside of soffits is not recommended.*
- Corridor is long – consider where there could be more relief.*
- Further develop the glazing design at the center bay on the west elevation as*

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*well as the solarium in the northwest corner.*

- *Solarium - look at livability and consider whether more openings to exterior may be better.*
- *Further develop west blank podium wall where visible from Derby and Ward.*
- *Look carefully at exterior café seating for integration into the building design and safety on the public right-of-way.*
- *Continue to refine the ground floor design and add pedestrian scale. The columns are imposing where they meet the storefront and sidewalk.*
- *Recommend that indoor amenity spaces be relocated adjacent to exterior open space where possible.*

#### **Colors and Materials**

- *Consider more variety in color palette; recommend more color; consider more red in brick;*
- *Top floors appear heavy.*
- *Recommend an alternate for the wood-looking rainscreen that better fits with the building design and material palette.*

#### **Landscape**

- *Courtyard – look at available sunlight and livability; may need lighter colors.*
- *Recommend SE roof deck be relocated adjacent to NE solarium for better use of both spaces.*
- *Recommend more natives in plant palette.*

#### **ZAB Issues**

- *Consider parking for commercial use.*

### **III. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes.  
*Minutes from 1/15/26 DRC Meeting.*  
*MOTION (Tam, Dutta-Choudhury) VOTE (4-0-0-3) Gaffney, Mitchell, Thompson\* - absent.*
- Annual Election for Chair and Vice Chair.  
*Chair: Kimberly Gaffney MOTION (Hall-Montgomery, Tam) VOTE (4-0-0-3) Gaffney, Mitchell, Thompson\* - absent.*  
*Vice Chair: Mary Muszynski MOTION (Hall-Montgomery, Tam) VOTE (4-0-0-3) Gaffney, Mitchell, Thompson\* - absent.*

### **IV. ADJOURN**

- Meeting adjourned: 8:20 pm

#### **Members of the Public:**

**Present: 8**

**Speakers: 2**