



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING March 16, 2023 7:00 PM

I. Roll Call:

Committee Members Present:

Janet Tam, Chair (*Appointed by Zoning Adjustments Board*)
Kimberly Gaffney, Vice-Chair (*Zoning Adjustments Board*)
Steve Finacom (*Landmarks Preservation Commission*)
Lillian Mitchell (*Appointed by Zoning Adjustments Board*)
Diana Pink (*Appointed by Zoning Adjustments Board*)
Cameron Woo (*Civic Arts Commission*)

Committee Members Absent:

Charles Kahn (*Zoning Adjustments Board*)

Staff Present: Burns, Dougherty

II. PROJECTS

- 1. 2800 TELEGRAPH AVENUE [at Stuart] (DRCP2022-0009): Preliminary Design Review** to demolish an existing non-residential structure and construct a 15,792 square-foot, five-story residential building containing 16 dwelling units (1 Very Low-Income unit) with 1 parking space and 19 bicycle parking spaces.

Preliminary Design Review Modification received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR): MOTION: (Mitchell, Gaffney) VOTE (6-0-0-1) Kahn - absent.

Conditions

- *Provide window studies at FDR that recall the vertical window design initially proposed.*
- *Refine garage entry design, and reduce width if possible.*
- *Provide brick details and material samples at FDR.*

Recommendations

- *Consider a more rigorous study of the bays on Telegraph and better coordination between the ground floor and the upper floors.*
- *Recommend more detail at the pedestrian level.*
- *Provide more brick detail, including soldier courses, as shown in renderings.*
- *Recommend more color and detail overall, including the west façade.*
- *Recommend different window at the ground floor studio.*
- *Consider stucco finish for stair tower on Stuart.*
- *Recommend some artistic recall of bicycles from the street views in light of former business.*

- *Recommend skylight over bike storage.*
- *Recommend bird safe glass.*
- *Consider a curb at front planting areas, and taller plants in front of the ground floor studios.*
- *Explore options for more street trees.*

ZAB / Public Works / Interior Plan Issues.

- *Consider a retail space at the ground floor corner.*
- *Consider an alternate tree for Telegraph.*
- *Reconsider location of bathrooms directly adjacent to the kitchen.*

- 2. 2920 SHATTUCK AVENUE [at Russell] (DRCP2022-0013): Preliminary Design Review** to demolish two existing commercial buildings and construct a density bonus project: a ten-story mixed-use building with 221 dwelling units (22 VLI units), 4,090 square feet of commercial space, and nine parking spaces.

Preliminary Design Review Modification received an unfavorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR): MOTION: (Tam, Pink) VOTE (6-0-0-1) Kahn - absent.

Conditions

- *Restudy the massing, and in particular the Shattuck Façade; consider taller mass at corner.*
- *Provide a better buffer for neighbors on the West side.*
- *Make design relate more to this neighborhood.*
- *Make the design unique, not like the other nearby projects.*
- *Look at rendering of project from Newbury.*
- *Consider alternate for metal panel that better relates to the neighborhood.*

Recommendations

- *Bring down the height and building mass if possible, even if only a slight floor to ceiling reduction.*
- *Design is too repetitious; need more human scale; look at more horizontal elements.*
- *Recommend looking at a project rendering that includes other nearby new projects.*
- *Look at acoustic impact of the roof deck.*
- *Provide permeable pavers at parking, as well as softer parking edge / entry from Russell.*
- *Recommend large trees on west property line.*
- *Recommend bird safe glass.*

ZAB Issues

- *Resolve any circulation issues at the intersection, as well as on Newbury.*
- *Improve livability of the hallway and unit interiors.*

- 3. 2538 DURANT AVENUE [between Telegraph and Bowditch] (DRCP2022-0007): Preliminary Design Review** to demolish an existing 4-story residential building including 12 dwelling units and construct an 80,829 square foot, 8-story mixed-use building with 1,641 square feet of ground floor commercial space and 83 dwellings, including 5 Very Low-Income units.

Preliminary Design Review Modification received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR): MOTION: (Woo, Tam) VOTE (5-1-0-1) Finacom – no; Kahn - absent.

Conditions

- *Simplify color pattern, and façade design in general.*
- *Provide clearer drawings at FDR that better show the façade details, color changes, and window surrounds.*

Recommendation

- *Façade details and color changes should be better integrated.*
- *Consider long-term maintenance with material joints.*
- *Rear and side facades need more detail and attention as well.*
- *Recommend bird safe glass.*

I. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
 - A. Minutes from 2/16/23 DRC Meeting.
MOTION (Woo, Gaffney) VOTE (6-0-0-1) Kahn - absent.
- Land Acknowledgement.
 - B. DRC will add to the agenda and the Chair will read it at least quarterly.
MOTION (Tam, Gaffney) VOTE (6-0-0-1) Kahn - absent.

II. ADJOURN

- Meeting adjourned: 10:30 pm

Members of the Public:

Present: 18

Speakers: 12