



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING December 15, 2022 7:00 PM

I. Roll Call:

Committee Members Present:

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

Committee Members Absent: None

Staff Present: Burns, Dougherty

II. PROJECTS

1. 2190 SHATTUCK AVENUE [at Allston] (MODDRCP2022-0001): Preview to redevelop a 19,967 square-foot (0.46-acre) site at the southwest corner of Shattuck Avenue and Allston Way with a proposed 25-story building with 326 residential units above approximately 7,500 square feet of ground floor retail space. Approximately 51 parking spaces would be provided in a single level subterranean garage accessed from Allston Way.

Advisory Comments:

Neighborhood Context

- *Building design should be more specific to this important location – special details, design elements and materials.*

Building Design

- *Simplify building design where possible. Design should be timeless.*
- *Two-story 'lantern' at the Southwest corner works well. Look carefully at the SE corner – hanging balconies and glass corner is not successful. Look at simplifying this corner. A different balcony treatment may work here.*
- *Look at vertical corner of glass on Southeast corner – and provide further study and refinement.*
- *Recommend a simpler horizontal band both on the 2nd and 7th levels.*
- *Roof frame should be a stronger, quieter element – not as imposing. Consider top 2 – 3 floors.*
- *Consider reducing or lowering the roof element over the dark grey portion at the SE corner. This element could be more selective.*

- *Heavy roof frame may be outdated too soon – look for timeless design.*
- *Provide more texture, articulation, awnings or canopies, signage, and more brick or similar material at the lower pedestrian levels.*
- *Look carefully where the vertical fin elements come down on the sidewalk level.*
- *Provide as many solar panels as possible. Some panels could add a shade element in the roof level open space.*
- *Trash room has a curb cut – confirm that this would allow the trash to be picked-up in the building and not on the curb.*

Colors and Materials

- *Colors and materials – while two tones is good, the dark grey is too intense. Color palette should be quieter for the civic center setting.*
- *Consider an alternate material to the brick – like tile – although still maintaining quality and detailed texture.*
- *Pattern shows on stucco in renderings – this should be seen, not lost.*

Streetscape Improvements

- *Recommend more pedestrian amenities at the street level.*
- *Look carefully at proposed transformer locations on Allston so that the maximum number of street trees is possible.*
- *Recommend permeable pavers along the curb on Allston.*

ZAB Issues

- *Recommend more benefits for the public, like increased streetscape improvements and increased green measures.*
- *Provide an accurate view of this project from the Campanile, at least when this goes to ZAB.*
- *Would like to see some consideration given to more unit types for families.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 10/20/22 DRC Meeting.
MOTION (Kahn, Woo) VOTE (7-0-0-0).
- Approval of 2023 Meeting Calendar
MOTION (Woo, Kahn) VOTE (7-0-0-0).

IV. COMMISSION COMMENTS

- Kahn requested that the Land Acknowledgement Memo be put on an agenda for discussion as soon as possible, but agreed with Staff that we are waiting until after it is discussed at ZAB.
- Finacom was concerned about moving back to in-person meetings in cramped quarters, and recommended a large meeting space and 'hybrid' meeting if possible.

V. ADJOURN

- *Meeting adjourned: 9:00 pm*

Members of the Public:

Present: 12

Speakers: 4

APPROVED:

A handwritten signature in black ink that reads "Anne Burns". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Anne Burns

Design Review Committee Secretary