



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 species 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**

APPROVED: \_\_\_\_\_

Anne Burns

Design Review Committee Secretary

