



**DRAFT 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*

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