

## DRC SUMMARY – August 17, 2017

**2190 SHATTUCK AVENUE [at Allston] (DRCP2017-0010): Preliminary Design Review** to redevelop a 19,967 square-foot (0.46-acre) site at the southwest corner of Shattuck Avenue and Allston Way with a proposed 18-story building with 274 residential units above approximately 10,000 square feet of ground floor retail space. Approximately 103 parking spaces would be provided in a two-level subterranean garage accessed from Allston.

**Preliminary Design Review was continued with the following recommendations:** MOTION (Edwards, Kahn) VOTE (5-0-0-2) Clarke, Jenson – absent.

See below Applicant Team responses in blue.

### **Recommendations:**

#### **Neighborhood Context / View**

- *Massing appears to be appropriate, except that the tower may still be able to be modified to reduce the impact on the view corridor.*

**Noted.** The updated plans incorporate the massing modification suggested in the 8/17/17 meeting. Namely, the southeast corners of the midrise and upper level volumes have been “clipped” along the axis of the view corridor. The effect is to narrow the profile of the building as seen from Campanile Way.

- *There is still concern with how the design affects the view corridor. These simulations should be accurate.*

The view simulations contained within the Final EIR have been prepared and corroborated by the EIR Consultant – a third party entity. The EIR contains a detailed description of the methodology of producing the simulations.

- *Provide block-wide elevations, sections, and in-depth building material information for further review of how this project works in its downtown context. Solid to void ratio of this design may need to be modified, especially on the lower levels.*

**Understood.** Block-wide elevations, sections, and new building materials have been prepared, and will be presented in the upcoming DRC meeting on February 15, 2018.

- *Look at refining the angled bay elements so that they relate better to the Shattuck Hotel and more traditional proportions. Look at more subtle horizontal and vertical lines.*

The angled bay elements have been revised in favor of orthogonal wall areas, punched windows, and open balconies to better relate to the Hotel Shattuck and other buildings within the proposed historic district of the downtown area.

- *Look carefully at the Shattuck Avenue Historic Corridor Study for further context information.*

The updated design has been informed by a careful review of buildings within the Shattuck Avenue Historic Corridor. This study and analysis will be presented to the DRC in the upcoming meeting on February 15, 2018.

- *Provide accurate renderings, from various street level vantage points.*

Additional views will be presented to the DRC Committee in the upcoming meeting on February 15, 2018.

- *Provide renderings from all four corner views.*

Additional views will include all four corner views.

### **Building Design**

- *Both tower and ground floor mass appears to be more successful than the mid-rise mass.*

The pattern, proportion, and solid-to-void ratio of the exterior skin of the mid-rise mass has been adjusted to reduce the amount of glass area, integrate the projecting balconies, and make the mid-rise mass more cohesive with the tower mass.

- *Balconies on the mid-rise portion appears to be hanging and should be more integrated into the design.*

Agree. The updated skin of the mid-rise levels integrates the projected balconies.

- *Mid-rise portion is too static.*

The updated skin of the mid-rise levels expands on the dynamic patterning of the tower facades.

- *Concerned with the large expanse of glazing. The design appears to be over-glassy.*

The updated skin of the middle and upper levels adjusts the solid-to-void ratio to reduce the amount of glass area in favor of solid wall panel.

- *Look carefully at reducing any light pollution.*

The updated skin design will help contain light pollution by reducing glass area. In addition, all exterior light fixtures shall be night-sky compliant.

- *Three slots on the south elevation do not appear resolved yet.*

The updated skin of the middle and upper levels eliminates the three framed slots.

- *Large expanse of wall on the north appears successful and adds a sense of calm to the whole composition.*

Agree.

- *Ground floor storefront design should be more pedestrian-friendly, not just a glass wall.*

The storefront design has been revised to incorporate expressed structural columns – which breaks the ground floor frontage into 16' bays. Additionally, the storefront glazing has been enhanced to include multiple glass pane sizes and mullion spacing.

- *Look at window-washing equipment and how that may affect the final building envelope.*

The updated skin eliminates projecting balconies that simplifies window-washing equipment requirements.

- *Entry to units should be further developed.*

The residential entry has been refined and rotated to face Allston way with a canopy that mirrors the entry at Hotel Shattuck across the street.

### **Open Space / Streetscape Design**

- *Look carefully at the privately-maintained balconies and how they will appear from views into the site.*

Private projecting balconies have been integrated into each of the main massing components.

- *Balconies are a good element and add a residential scale and amenity.*

**Agree. The balconies are a significant part of the building's aesthetic, but now in a more integrated way.**

- *Look carefully at the garage and main lobby entrances, especially for pedestrian comfort and safety.*

**The entry court provides for a safe and comfortable buffer for the garage. The adjacent residential lobby entry has been revised to face Allston Way. The updated design reflects recommendations from the Final EIR.**