

DRC SUMMARY – February 21, 2013

2211 HAROLD WAY [between Allston and Kittredge] (UP#13-10000010): Preview of new high-rise residential development adjacent to the Landmark Shattuck Hotel. Project comprises 355 residential units, 12,000 +/- sq. ft. of retail space, and a publicly-accessible mid-block courtyard.

Advisory Comments:

- *First six floors look nice and have well-defined windows, but above that are not successful.*
- *Design should say something more than just function.*
- *Courtyard is critical to design well.*
- *Courtyard design should allow sunlight into the space: trees should be deciduous; avoid opaque structures taller than 4-5' that cast shadows.*
- *Be careful that the courtyard isn't so public that it doesn't work well.*
- *Renderings should be credible.*
- *Not sure of the market that this project is going for, but these units appear small. Still looks like they are all for students.*
- *Every bedroom should have fresh air and natural light.*
- *Kitchen and living space should not be separated on two bedroom units as shown.*