

**DRC SUMMARY – April 19, 2018**

**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** received a favorable recommendation to ZAB for the building design but with the following qualification that the majority of the members have concerns about the impact of the building on the view west from the top of Campanile Way as part of the urban context. This recommendation includes the following conditions for Final Design Review: *MOTION (Edwards, Kahn) VOTE (5-1-0-0) Finacom - no.*

**Conditions:**

- *Complete drawings to be reviewed at Final Design Review, including details for brick, wall panels, base tile, windows, signage, and landscape.*
- *Plans should allow for ready insertion of an additional commercial entrance on Allston Way.*
- *The Committee strongly encourages the development team to substantially improve the green building score.*
- *If ZAB recommends a substantially different height and massing for this building program on this site, the project should return to the DRC for further review.*
- *Explore a more subtle color palette on the upper floors for review at FDR.*
- *Further refine the residential entry design for more visual prominence. Look carefully at artwork, signage, and landscape.*