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**To:** [Burns, Anne M](#)  
**Cc:** [Dave Auerbach](#); [Larisa Cummings](#); [Paul Dillingham](#)  
**Subject:** Design Review of 2920 Shattuck Avenue, Berkeley  
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April 19, 2023

Ms Anne Burns  
Secretary of the Design Review Committee of the Zoning Adjustments Board  
City of Berkeley

Re: Design Review for 2920 Shattuck Avenue, Berkeley

Ms Burns –

I will be unable to attend the Design Review Committee schedule for April 20, 2023 and I wish to repeat my objections to the proposed project at 2920 Shattuck Avenue. As noted in the previous Design Review Subcommittee meeting (March 16, 2023), we have noted the following comments:

- a) The project is out of scale with the neighborhood consisting largely of two to three story residences.
- b) The project location on Shattuck Avenue will create additional and serious traffic congestion
- c) The South Berkeley neighborhood has been the site of many new high-rise housing proposals, some approved and others under consideration. While there are other areas of the City with new housing structures – principally major 4-lane streets such as San Pablo and Shattuck downtown – the area around the intersection of Ashby and Shattuck handles high traffic volumes but on roadways that are much reduced. The new structures will create a dramatic increase in traffic and an even greater increase in on-street parking. Due to the Berkeley Bowl Marketplace, current on street parking is already severely impacted, especially on weekends.
- d) The proposed project at 2920 Shattuck, as well as the project at 3000 Shattuck, provides no street loading area for garbage trucks, delivery vehicles, moving vans and private vehicles. It can be reasonably expected that without loading areas, these delivery vehicles will further increase the chaotic traffic patterns, particularly on south-bound Shattuck and east-bound Ashby.
- e) The 2920 Shattuck project has provided almost no mitigation for the boundary between the project and the adjacent residential neighborhood on Newbury Street. At the last DRC meeting, we requested the use of a tall vegetated screen between the proposed building and the residential neighbors.

As far as I know, no one has provided a projection of the rental rates and the likely market for the proposed units in the 2920 Shattuck projects as well as the projections for other proposals. As we know, a number of the existing apartment buildings built on the downtown portion of Shattuck (north of Dwight Way) have a number of vacancies. Is there any reason to believe that the new

proposals will actually provide affordable rental units? And by affordable, I mean units that can be rented at rates that will actually be attractive to the public to the extent that they will be rented with less than 5-percent vacancy in the building.

In addition, it would be wise to consider the **cumulative impact** of all the various projects (I believe 9 in the approval process or already approved) on the existing neighborhood, traffic, parking, lack of community facilities such as parks or other amenities. I hope that the various new facilities will be integrated into the neighborhood in a positive way so that they do not create a slum-like environment. The amount of attention that has been paid to one 7-story building in the north Berkeley BART parking area has received far more public attention for a much smaller impact.

Reed Dillingham

Landscape Architect and resident of 2903 Newbury Street, Berkeley