

Jacob, Melinda

Subject: FW: From Newbury Street
Attachments: Screen Shot 2023-03-13 at 11.35.38 AM.png; Screen Shot 2023-03-13 at 2.07.30 PM.png

From: Larisa Cummings <pidicummings@gmail.com>
Sent: Monday, March 13, 2023 3:03 PM
To: Nathan D George <nathan@ndgre.com>; xin.jin17@gmail.com
Cc: Ching/Battles <battles.ca@sonic.net>; Dave Auerbach <dave.auerbach@gmail.com>; Eve Shapiro <eshapiro99@gmail.com>; Gianna Ranuuzi <giannara1@icloud.com>; Julian <Juliangrzn@gmail.com>; Mor <Mor.goldberger@gmail.com>; P D i l l i n g h a m <paul.y.dillingham@gmail.com>; Reed Dillingham <reed.dillingham@gmail.com>; mojo au gogo <sentientcalifornian@gmail.com>; Les Shipnuck <shipnuck@comcast.net>; Ania Shapiro <shapania@gmail.com>; Burns, Anne M <ABurns@cityofberkeley.info>; cryodoc@mail.com; Larisa Cummings <pidicummings@gmail.com>
Subject: Re: From Newbury Street

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hi Nathan - and Xin,

It is disappointing that you have not been able to make two proposed weekend meetings with us - as I informed you it is difficult for us to meet during the week due to work. Time is increasingly of the essence here. A few of us are available to meet tomorrow between 6:30-7:30 or Wednesday between 5:30-7:30. Please confirm which day/time and send ZOOM info. We would like Xin Jin to participate too, especially since he lives in this community. Thank you.

In the meantime, here is a list of some of our concerns about 2920 specifically - we know it's going to be reviewed at DRC this Thursday and is moving fast through the review process. Please note that DRC Planner Anne Burns is being copied here as our deadline to comment on 2920 for DRC is tomorrow - these are also my comments to the DRC.

Due to 10-story height and density of 2920 Shattuck building - 221 units with only 10% for very low income - we have numerous concerns and objections -

Size and Scale and Design - especially altogether - with 2847, 2920 and 3000 Shattuck:

-We are very alarmed by the latest plans, with two 10-story buildings and one 9, these plans are larger than ever, especially given that you also aim to develop 2847 Shattuck and 3000 Shattuck around the same time - and three within one+ block is overwhelmingly inappropriate. Additionally, the buildings are unattractive, accentuating extreme height differences, and out of sync with existing architecture.

-We also question the need for all of this housing right here right now. We must stress that building all of this at once is a big risk and big threat to our community. We favor affordable - these mostly are not. Numerous new apartment buildings up the street have had vacancies for years now. See, e.g., <https://www.parkerberkeley.com/> - \$2,000 off to move in - we see this regularly, including here:

[150+ new market rate apts incl move-in incentives nr S. Berk](#) - screenshots attached. Especially in a changing economy with more remote work and BART ridership down dramatically, what needs are being served here?

-It's well documented that this part of Shattuck is very dangerous -
<https://berkeleyca.gov/sites/default/files/documents/2023-02-28%20Item%2014%20Referral%20Creation%20of%20an%20Intersection.pdf>,

<https://berkeleyca.gov/sites/default/files/2022-04/2022-05-10%20Item%2025%20Addition%20of%20Semi-diverter%20Traffic.pdf>, <https://aa.law/blog/increase-berkeley-traffic-collision-deaths-2021/>

-You have said so yourself - as we have reminded you before, you directly stated to City Council a few years ago that Russell/Shattuck should not be highly developed because it's "sandwiched" - please listen at 3:36:36-3:38:44 in link below, and particularly 3:38:06-3:38:16 where you say that if you are at Russell "sandwiched" between the Berkeley Bowl you should be at 3 stories. [Video \(5 hrs, 18](#)

Lack of notice:

Several of us did not get notice of your 2920 plans for discussion with you last summer. We recently located notes in the city documents of a small meeting with a few neighbors, but not all of us were informed - and this is very disappointing. Evidence of mailing to specific addresses has not been located. To date, several of us have not gotten any notice of 2847 plans either. This is very concerning as we live very close by, should have received notice, and not be under this kind of pressure to respond.

Health and Safety concerns and Environmental concerns, more specifically:

-A lot more people (assuming the units are occupied...) impacting already sandwiched Russell/Shattuck - especially when factor in kitty-corner 2847 Shattuck plans;

-Traffic flow concerns re driveway on Russell that will affect pedestrian and busy bike blvd including route to/from at least three nearby elementary and middle schools;

-Lack of loading to prevent congestion on Shattuck which is not two lanes as represented in renderings - A.3.7 going south from Berkeley Bowl is one lane with a parking lane that only becomes two lanes south of Russell for 1/2 block to make a left turn lane at Ashby and then merges back into one lane immediately south of Ashby (same concern re 3000 Shattuck project). Shattuck also merges into one lane north of Ashby making the intersection of Russell and Shattuck with no traffic light extra tight for an already busy corridor;

-Loss of sunlight for very significant part of the day affecting quality of life especially children who live on Newbury close to Russell;

-Loss of solar - very significant to Newbury properties closer to Russell, three+ of which currently have solar;

-Loss of views - will block all views of hills from Newbury;

-Vehicular traffic/pollution in a very small neighborhood already impacted by the Berkeley Bowl and Shattuck/Ashby.

Property line:

-The current 15-20 ft cinder block wall along our property provides a high degree of security and privacy that we highly value;

-We would like whatever replaces that to offer the same or better level of privacy and security, while also being more attractive than the current wall with appropriate tall trees - we have landscape architects in our Newbury neighborhood who have good ideas;

-We want to preserve our trees!

Sincerely,
Larisa Cummings

510-435-9812

On Mon, Mar 13, 2023 at 6:46 AM Nathan D George <nathan@ndgre.com> wrote:

Hi Larisa,

Unfortunately, that does not work for me. I have 5 little kids, and this Saturday I will be with my oldest at his important championship swim meet during that time.

I am fairly flexible during the week to speak with any one of you, even if just after work, depending on the day.

Thanks,

nathan

Nathan D George | President & Founder | NDG Real Estate

From: Larisa Cummings <pidicummings@gmail.com>

Sent: Friday, March 10, 2023 4:55 PM

To: Nathan D George <nathan@ndgre.com>; xin.jin17@gmail.com

Cc: Ania Shapiro <shapania@gmail.com>; Ching/Battles <battles.ca@sonic.net>; Dave Auerbach <dave.auerbach@gmail.com>; Eve Shapiro <eshapiro99@gmail.com>; Gianna Ranuuzi <giannara1@icloud.com>; Julian <Juliangrzn@gmail.com>; Les Shipnuck <shipnuck@comcast.net>; Mor <Mor.goldberger@gmail.com>; P D i l l i n g h a m <paul.y.dillingham@gmail.com>; Reed Dillingham <reed.dillingham@gmail.com>

Subject: South Shattuck projects 2847-2920-3000

Hi again Nathan, it looks like Saturday am 3/18 9-10 works best. Ok? Weekdays are hard due to work.

On Tue, Mar 7, 2023 at 12:37 PM Nathan D George <nathan@ndgre.com> wrote:

Hi Larisa,

My parents are coming to town this weekend for my daughter's birthday and I can't speak on Saturday.

I can be available most mornings this week and next week except for next Wednesday.

I think Zoom is easiest.

Nathan D George | President & Founder | NDG Real Estate

From: Larisa Cummings <pidicummings@gmail.com>
Sent: Tuesday, March 7, 2023 2:18 PM
To: Nathan D George <nathan@ndgre.com>
Cc: xin.jin17@gmail.com
Subject: Re: From Newbury Street

Hi Nathan, thanks for your response and willingness to meet. Right now 4 or 5 of us who live in the immediate vicinity may be able to meet this Saturday between 1-3. Does that work for you? In person or zoom? I can confirm later or look into next week.

Best,

Larisa

510-435-9812

On Mon, Mar 6, 2023 at 7:07 AM Nathan D George <nathan@ndgre.com> wrote:

Hi Larisa,

Let me know when you are available to discuss this week, days and times.

Thanks,

nathan

Nathan D George | President & Founder | NDG Real Estate

From: Larisa Cummings <pidicummings@gmail.com>
Sent: Sunday, March 5, 2023 2:47 AM
To: Nathan D George <nathan@ndgre.com>; xin.jin17@gmail.com
Subject: From Newbury Street

Hello again, please contact me about your three 2800-3000 Shattuck plans.

Thank you,

Larisa Cummings

510-435-9812