

**Jacob, Melinda**

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**Subject:** FW: 2190 Shattuck Avenue, Terrace Green Apartments

**From:** Charlene Woodcock [mailto:charlene@woodynet.net]  
**Sent:** Wednesday, April 18, 2018 10:51 PM  
**To:** Burns, Anne M <ABurns@cityofberkeley.info>  
**Cc:** Sustainable Berkeley Coalition <sustainableberkeleycoalition@gmail.com>  
**Subject:** 2190 Shattuck Avenue, Terrace Green Apartments

To the Design Review Committee:

I'm not able to attend the 4/19 meeting, so I send the following comments. At this point, I believe that any proposed building that is not built for 100% low- and median-income people should not be approved until Berkeley meets its ABAG quotas for those population segments. We have met our quota for market-rate and above-median-income housing and it is grossly irresponsible to approve any more projects for that population instead of for current Berkeley residents. These developments are driving families and people of low income out of Berkeley—that's service workers, artists, teachers, the people who make the city function. It was disapproval of this policy of approving ever more market-rate projects that drove Berkeley voters to replace the previous city council majority with one more committed to serving the needs of Berkeley residents.

So I write to oppose approval of the proposed development at 2190 Shattuck Avenue on the grounds that it does not serve Berkeley's needs and would be an unwelcome intrusion to the general scale of our downtown buildings. The drawings are decidedly deceptive in attempting to minimize the scale of this proposed building.

I wish to complain about the distortions of the computer drawings submitted for this proposal. It is insulting to the Committee as well as to the public to show the 7-story front section as diminutive in comparison with the 5-story Shattuck Hotel just across the street. As you see from my photo beneath the computer-generated mock-up, if the old Penney's building were 7 stories instead of two, it would rise significantly higher than the Shattuck Hotel, with the west side towering over the hotel and other downtown buildings except for the Chase building. And of course it will block the view of the hills from west Berkeley and the view of the Golden Gate from landmarked Campanile Way. It would fill this photo except for the far upper right. I also need to ask if the floor heights of the proposed building are significantly less than the height of the building to its north. That 3-story building seems to nearly equal 5 stories of the proposed building.





photo by Charlene M. Woodcock, 4/16/18

The night light view is misleading, not only due to the distorted proportions that make the building appear less tall vis-a-vis the Shattuck Hotel than the seven stories fronting on Shattuck Ave would actually be. The Shattuck hotel is shown with all windows lit and uncovered (rarely if ever the case) and the Chase Building too is shown with five or six floors fully lit, which doesn't happen at night. Unlike the proposed development, it's an office building that doesn't need lighting at night. See my 9 pm photo beneath the computer-generated one. There are two floors partially lit and the top floor seems to be fully lit, perhaps for cleaning. The Wells Fargo building is dark.





photo by Charlene M. Woodcock, 4/16/18

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