

Todd, Amber

From: Lynette Gibson McElhaney <lynette@eastbaynhs.org>
Sent: Tuesday, August 12, 2014 4:49 PM
To: 'Tim Alatorre'; 'Tanya Boyce'
Cc: Brenyah-Addow, Maurice; Lynette McElhaney; 'Clarence McElhaney, Jr.'; Miller, Scott; 'Bob Brecht'; 'Sanford Chan'
Subject: RE: 530 32nd Street - Redesign

Tim,

Our focus is on re-design, correct? When appropriate I suggest that we convene a meeting with neighbors at the sight to review the new design. The petition as such was those against the current plan as are a majority of the commissioners. We accepted the opportunity to see if we could work together on a plan that works. Let's move forward when Ms. Boyce returns.

Thanks,
~Lynette

From: tim@djaarc.com [mailto:tim@djaarc.com] **On Behalf Of** Tim Alatorre
Sent: Tuesday, August 12, 2014 1:07 PM
To: Tanya Boyce
Cc: Maurice Brenyah-Addow; Lynette McElhaney; Clarence McElhaney, Jr.; Miller, Scott; Bob Brecht; Sanford Chan
Subject: Re: 530 32nd Street - Redesign

Tanya,

We have not seen a signed copy of the petition. Will you provide a copy to us?

Tim Alatorre, Architect, AIA, LEED AP BD+C
(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Tue, Aug 12, 2014 at 12:17 PM, Tanya Boyce <affirmplus@gmail.com> wrote:

Tim,

If I remember correctly Bob indicated that he did not want flats (but preferred two story units) and needed garages because of financing- NOT because it is impossible.

If you were to put those financial concerns aside, I'm sure you will find other possible design solutions than the box you started with.

However, I must defer to your design expertise, so if your lot dimensions only allow for three forward facing units, then we contend that is the right number of units for this particular lot.

As for the petition, the point was to show that while the majority of the neighbors support new units, they want them to face the street and reflect the design of the district.

I spoke with several members of several households, including property owners, renters (most of which could not attend the meeting) and the Dentist in the historic building on the corner. Maybe it was 20, maybe not- I just said that to make a point. (that "numerous" people agree)

Staff has a copy of the petition (which was part of the supplemental package handed out at the meeting) for your review.

My clients support forward facing units with uncovered parking.

Upon my return in September, we look forward to meeting with you to see your best version of that.

Regards,

Tanya

On Aug 12, 2014 11:45 AM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Tanya,

I'm a bit confused by your email. You sent Bob and me this plan on May 1st and I thought we had discussed at length why this plan doesn't work on our smaller lot. When we talked on June 9th I thought it was clear that we had to look at other alternatives and on that date I also sent you some schematic site plans showing how a detached garage design strategy only allowed for three units.

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As I've mentioned several times, we are anxious to find a solution that the McElhaneys will support, but your proposed project will not work.

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Good Morning Tim-

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I am leaving town and will be available to meet and/or discuss after September 1st.

I look forward to working with you to find a solution acceptable to all. Thank you

Tanya Boyce
510-932-5416

Lynette,

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Tim Alatorre, Architect, AIA, LEED AP BD+C
(m) 805 215 5846



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Best, Lynette

From: tim@djaarc.com [mailto:tim@djaarc.com] **On Behalf Of** Tim Alatorre

Sent: Thursday, August 07, 2014 3:42 PM

To: Tanya Boyce

Cc: Lynette McElhaney; Clarence McElhaney, Jr.

Subject: Appeal Hearing Next Step

Tanya,

Following last nights meeting Bob has me working on a redesign of the project with 4 unit apartments without garages.

Scott sent me the attached plan as an example of successful project that was recently approved in the city. I think I can convince Bob to do this type of project as for sale units. Before I push Bob on this I want to make sure it's something you would support. Please let me know your thoughts.

Thanks,

Tim Alatorre, Architect, AIA, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

Todd, Amber

From: Flynn, Rachel
Sent: Wednesday, October 01, 2014 3:13 PM
To: Brenyah-Addow, Maurice
Subject: FW: 530 32nd Street - Design Alternative
Attachments: A00.12 - NEIGHBOR DISCUSSION SITE PLAN - OPT 12.pdf; 14-0509 - 32nd St - Site Plan Alternatives 1-3 - Potential.pdf

From: tim@djaarc.com [mailto:tim@djaarc.com] **On Behalf Of** Tim Alatorre
Sent: Wednesday, October 01, 2014 3:02 PM
To: Tanya Boyce
Cc: McElhaney, Lynette; Flynn, Rachel; Miller, Scott; cancelhaney; Bob Brecht
Subject: Re: 530 32nd Street - Design Alternative

Tanya, Lynette, and Rachel,

There appears to be some miss-communication, I was hoping to speak to Rachel but we've been playing phone tag and unable to speak directly.

Lynette is correct that Tanya and I discussed two alternate designs that we were hopeful could lead to a solution that would be acceptable for both parties. The plans that we discussed had units that were in the range of 700sf, were smaller footprints, and did not have garages. I've attached the plan that we were most enthusiastic about for reference. My understanding was that Tanya would compromise on having garages if that was a sticking point for us as long as they were not under the units and were separate structures. We also discussed ways to make the units larger. I mentioned in our meeting that I would do my best to create a plan that could work for everyone. I went back to my office and took the feedback from our meeting and revised the plan she was most enthusiastic about to present to my client. That plan is attached (A00.12).

In reviewing the plan with my client he still feels that the lack of four garages makes the project unworkable. The zoning ordinance only allows the accessory structure to encroach into the setback 50% of the length, so at most I could get 2 single car garages. We feel that this plan would be creating a parking problem for the neighborhood and my client would like to proceed with having as many two car garages as possible.

I'm sorry that I didn't forward to the plan to Tanya, as it wasn't even a viable option for my client so I didn't think it would be helpful.

The part of the design I forwarded to Rachel that I said Tanya might support was the architectural style, not the massing. We also received feedback from the planning commission that they felt trying to mimic the historical styling of the neighborhood was not a good approach as the result looks contrived.

I agree that I felt Tanya and my meeting was very productive and I enjoyed meeting with her. Unfortunately the appellants' desires are in direct conflict with my client's vision for the project. He has directed me to proceed with the revised four unit design that I forwarded to Rachel earlier this week and we would like to present this to the planning commission at the next available meeting.

Tim Alatorre, Architect, LEED AP BD+C
(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Oct 1, 2014 at 2:32 PM, Tanya Boyce <affirmplus@gmail.com> wrote:
Good Afternoon Ms Flynn-

I am the Professional Planner and Land Use Consultant the McElhaney's hired to manage this appeal.
I have just been made aware of the information in this email chain.

Last week I had, what I thought was, a very productive meeting with the applicants architect.

At that meeting Tim showed me several different layouts, two of which provide two front doors to the street and neither of which included sideways facing units or living space over parking at the front of the lot. I agreed that either of those layouts could provide both parties with most of what they want. In one layout the square footage was under 900 sf and we agreed that might be addressed by adding a third level (since the building was no longer over parking). I never said I nor my clients prefer smaller units.

I thought Tim would be getting back to me with one of the schematics further fleshed out. I spoke very positively about our meeting to my client and was very much looking forward to sharing some of Tim's creativity with the group of appellants and neighbors this weekend. However, it seems they have instead decided to move forward with the original design without even the courtesy of an email stating as much.

I find it baffling that Tim would take the time to meet with me, show me alternatives, and then attempt to schedule a hearing date without even a follow-up from our meeting. I thought the point of the hold over was so that we would actually work together, not just pretend to work together and go back to the exact same massing and site layout.

I would like to opportunity to continue the negotiation around redesign. Please direct the applicant to complete the collaborative process we began before he defaults to the exact same design for which the neighborhood has already voiced a clear and resounding objection.

Thank you for your assistance in facilitating this process.

Tanya Boyce

On Wed, Oct 1, 2014 at 12:50 PM, McElhaney, Lynette <lmcelhaney@oaklandnet.com> wrote:

Rachel,

This must be a mistake. These are not the alternative designs that Tim discussed with Tanya. There were two designs he shared that split the units into duplexes more consistent with the neighborhood aesthetic. These that

are attached are consistent with the design rejected by the Commission and objected to by the neighbors and is completely unacceptable.

We did not discuss making the units smaller. In fact, our preference would be for the units to be larger since he claims that these are supposed to be ownership / family units. We are not interested in supporting the development of units that will become turn-over units.

I have asked Tanya to reach out for the follow up meeting which was thought to happen some time this month. We have until December to work this out. I hope that he will ultimately act in good faith and meet with me and the neighbors to review alternative designs.

I have cc'd Clarence, who is the main appellant.

Thanks much, Lynette

Councilmember Lynette Gibson McElhaney
Representing the Heart & Soul of the Town
Oakland District 3 | 1 Frank Ogawa Plaza, 2nd Floor | Oakland, CA 94612
P: (510) 238-7003 F: (510) 238-6910

For Scheduling: Contact Brigitte Cook (510) 238-7245 or BCook@Oaklandnet.com

-----Original Message-----

From: Flynn, Rachel
Sent: Tue 9/30/2014 1:13 PM
To: McElhaney, Lynette
Cc: Farmer, Casey
Subject: 530 32nd Street - Design Alternative

Lynette - This is the revised design I just received from the architect. He left me a voicemail saying that he spoke with Tanya at length - and that you all prefer this design. Correct? Tanya also told him that you all want smaller units, but that they're trying to reach a certain market that requires the square footages they've included in this design. While they've reduced the number of units from 5 to 4, they aren't willing to reduce the square footage of each unit.

Please let me know where you all stand with the current design. Thanks, Rachel

From: tim@djaarc.com [<mailto:tim@djaarc.com>] On Behalf Of Tim Alatorre
Sent: Tuesday, September 30, 2014 12:43 PM
To: Flynn, Rachel
Subject: Fwd: 530 32nd Street - Design Alternative

Rachel,

Following up on my earlier voice-mail I've attached the revised plan that we would like to move forward with. These plans incorporate the changes we made in response to Chris Pattillo's concerns about the bottom story not looking supported.

We should have our complete submittal package ready by the middle of next week. How soon can we expect to be back on the calendar?

Thanks for your assistance,

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846

<<http://www.dja-arc.com/>>

de Jesus and Alatorre Architects - Architecture - Planning - Design

----- Forwarded message -----

From: Chris Pattillo <pattillo@pgadesign.com>
Date: Mon, Sep 15, 2014 at 10:54 AM
Subject: Re: 530 32nd Street - Design Alternative
To: Tim Alatorre <tim@dja-arc.com>
Cc: Adhi Nagraj <nagrajplanning@gmail.com>

Mr. Alatorre,

Yes, I could support this version of the design except I am reacting very negatively to the sense that the top of the building is not supported by the bottom story. I realize this is just a graphic thing but I fear it will persist once constructed. Both designs have this problem. You need to find a way to visually support the top of the building without creating an obstruction to getting into the garages.

So, yes I can support this design but you still need to demonstrate that you've made a good faith effort to meet with and address the neighbor's concerns since our hearing.

Chris

Chris Pattillo FASLA

President

PGAdesign
LANDSCAPE ARCHITECTS
444 17th Street
Oakland, CA 94612
Direct | [510.550.8855](tel:510.550.8855)
Main | [510.465.1284](tel:510.465.1284)
PGAdesign.com

On Mon, Sep 15, 2014 at 9:38 AM, Tim Alatorre <tim@dja-arc.com> wrote:

Chairwoman Pattillo,

Based on our review of the planning commissioners feedback from our August 6th meeting we are considering resubmitting a variation on the attached design. This plan had preliminary staff approval from Maurice and Scott Miller earlier in our process. It has more articulated facades, and we feel, as Commission Nagraj mentioned, that the more modern design would bring out the character of the historic buildings.

Would this be a direction that you could support? If not then we will stay with our current design. Either way, we would make the following modifications to the designs.

- Reduce unit count to 4 units, 3 of which would have 2 car garages.
- Enlarge the private space for the back three units
- Add a low fence at the sidewalk and a gate at the driveway to enhance security.
- Add a community barbecue area at the rear of the lot
- Modify the landscaping per your recommendations.

Thank you for your time,

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846 <tel:805%20215%205846>

<<http://www.dja-arc.com/>>

de Jesus and Alatorre Architects - Architecture - Planning - Design

530 32nd Street LLC
CONDOMINIUM
DELVEOPMENT

530 32nd St
Oakland, CA 94609
APN: 9-176-9



DE JESUS AND ALONSO ARCHITECTS
Commercial / Planning / Residential
4415 Cowell Rd., Suite 250
Oakland, CA 94618
510.464.2777
info@dja-arc.com
www.dja-arc.com

Stamp

Project No: 2003.03.11.0000001
Drawn By: [blank]
Checked By: [blank]
Reviewed By: [blank]

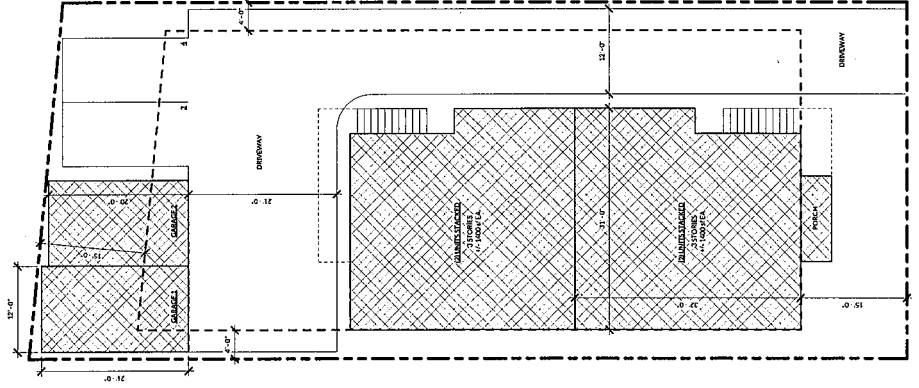
Issue / Revision Schedule:
No. Date Description

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NEIGHBOR
DISCUSSION SITE
PLAN - OPT 12

A00.12

8-24-2024 10:13:35 AM



530 32nd Street LLC
2013.11.15 Brecht01

530 32nd St.
Oakland, CA 94609
APN: 9-176-9



DE JESUS AND ALATORRE ARCHITECTS
Commercial / Planning / Residential
259 N. Rodadero St., Suite 226
Palo Alto, CA 94301
650.352.7271
info@dja-arc.com
www.dja-arc.com

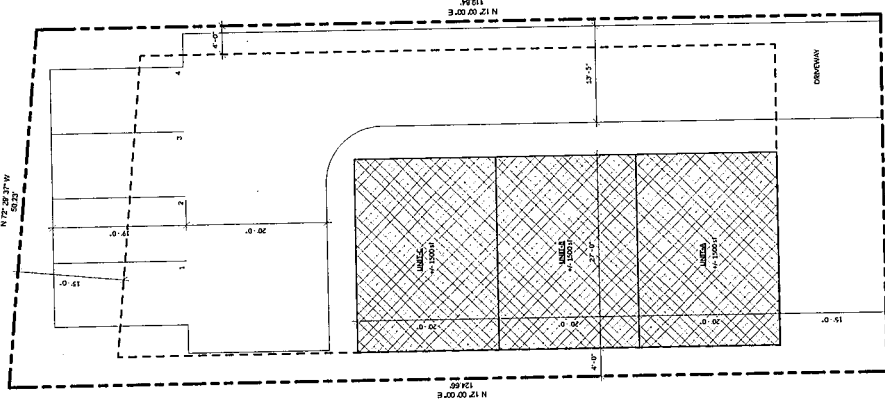
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Project: 530 32nd Street LLC
Prepared By: [Name]
Reviewed By: [Name]
Issue/Revision: [Number]
Date: [Date]
Description: [Description]

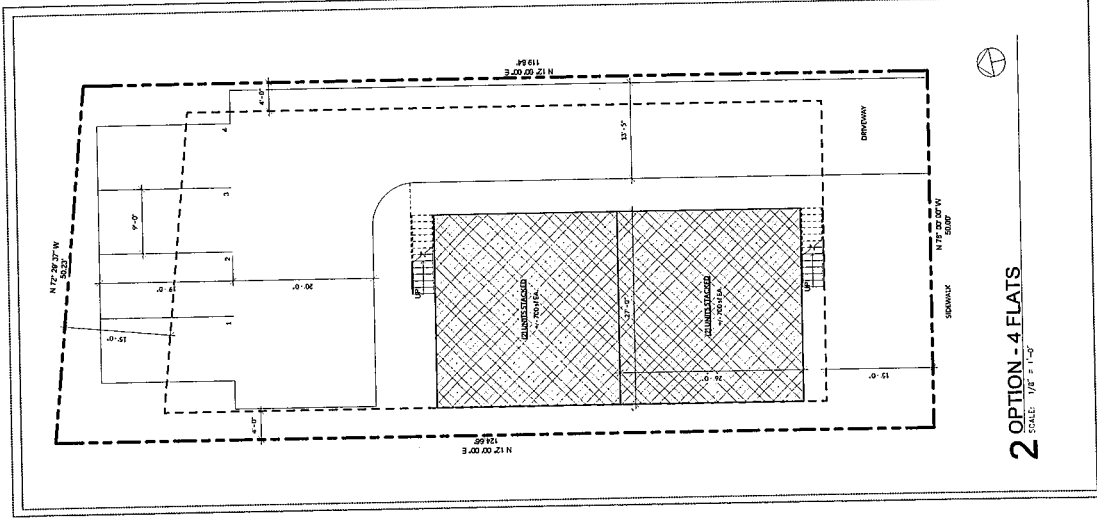
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SITE PLAN OPTIONS

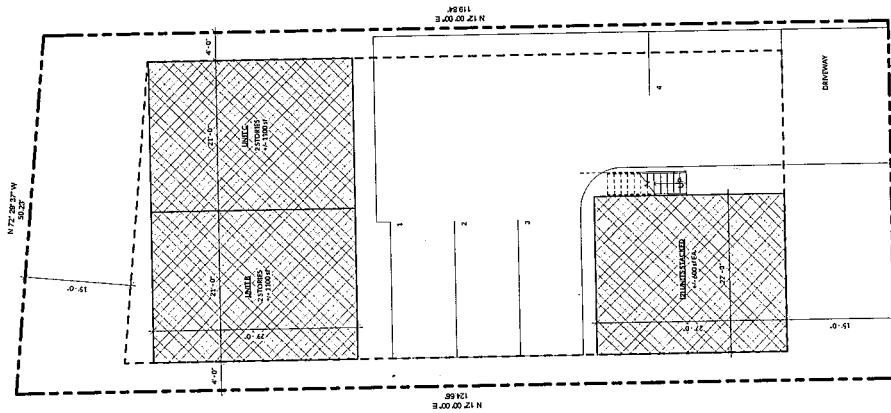
A00



1 OPTION - 3 TOWNHOUSES
SCALE: 1/8" = 1'-0"



2 OPTION - 4 FLATS
SCALE: 1/8" = 1'-0"



3 OPTION - 2 FLATS 2 TOWNHOUSES
SCALE: 1/8" = 1'-0"

Todd, Amber

From: Tim Alatorre <tim@djaarc.com>
Sent: Thursday, August 28, 2014 5:10 PM
To: Miller, Scott
Cc: Bob Brecht; Brenyah-Addow, Maurice
Subject: Re: Photographic image of former house at 530 32nd Street

Thanks Scott,

Yes, we do have photographs of the existing house. I sent several to you in the monster email I sent out earlier this week, I know it was a lot to go through.

We are hopeful that the appellants will be available to meet in the coming days but in the last six months we haven't been able to agree on a site layout. I think the architectural detailing is a minor point that we can easily accommodate.

Tim Alatorre, Architect, AIA, LEED AP BD+C
(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Thu, Aug 28, 2014 at 4:07 PM, Miller, Scott <SMiller@oaklandnet.com> wrote:

Hello, Tim and Bob. Attached is the google image of the former house at 530 32nd Street. Rachel asked me to forward this to you, although you may also have other photos of the structure before it came down. In the effort to address certain comments from the few neighbors at the Appeal hearing, Rachel wants you to use the front of the former house (the "good" parts) as the guide for creating the front of the redesigned project. In that way, the argument that "the project took what was a single family home that fit the context of the neighborhood and inserted a big apartment building" can be better rebutted.

Let Maurice and I know what you are thinking for design possibilities. As I recall, Ms. Boyce and Ms. McElhaney wanted to wait until after this coming holiday weekend to regroup. Staff's goal will be to try to develop somewhat of a compromise position (perhaps hopefully) sooner rather than later. Maurice and I can make ourselves available to meet with you at your convenience. Have a great holiday weekend.

Scott

Scott Miller, Zoning Manager | Bureau of Planning | 250 Frank H. Ogawa Plaza, Suite 2114 | Oakland, CA 94612 | Phone: (510) 238-2235 | Fax: (510) 238-4730 | Email: smiller@oaklandnet.com | Website: www.oaklandnet.com/planning

Todd, Amber

From: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Tuesday, August 12, 2014 2:53 PM
To: Brenyah-Addow, Maurice
Cc: Bob Brecht; Sanford Chan; Miller, Scott
Subject: Re: 530 32nd Street - Redesign

Maurice,

Thanks for looking. I just found it. Scott gave it to me at the meeting. It was included in the packate that Tanya provided at the meeting.

Tim Alatorre, Architect, AIA, LEED AP BD+C
(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Tue, Aug 12, 2014 at 2:15 PM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

I am not aware of any petition. The only documents in the appeal file were attached to the staff report.

Thanks

-Maurice

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
| Oakland, CA 94612 | Phone: [\(510\)238-6342](tel:5102386342) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

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To: Tanya Boyce

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(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

Todd, Amber

From: Tanya Boyce <affirmplus@gmail.com>
Sent: Monday, November 03, 2014 6:39 AM
To: Tim Alatorre
Cc: Miller, Scott; Flynn, Rachel; Clarence McElhaney; Brenyah-Addow, Maurice; Lynette Gibson McElhaney
Subject: Re: FW: 530 32nd Street - Design Alternative

Good Morning:

The set of plans I received contained no changes to the massing or orientation of the units.

In fact none of the issues of the appeal were addressed.

1. All the living space is still one full story above the ground floor. (soft-story style)
2. The entire ground level is enclosed garages.
3. The open space is still in an obscure position also not connected to the living spaces
4. and most importantly ALL units are still facing the McElhaney home.

Although Tim was able to create some options that addressed those issues, the owner insists on NOT accommodating the neighbors' stated issues in any way. While the applicant made some minor facade design changes, but the footprint remains the same.

It is true, my client has an extremely busy schedule and doesn't have time to meet until after she returns following the Thanksgiving holiday.

In light of how busy everyone is compounded by the fact that the owner flatly refuses to consider ANY options outside his original soft-story building concepts, don't feel it fair to rush the appellants.

The commission extended this until December. I would like the opportunity to meet and review with the applicant so they can explain why they have chosen to dismiss all the neighbors' concerns prior to the next hearing, however my client is not available until the end of this month.

Therefore, I respectfully request no hearing be scheduled before mid December and that the applicant plan to meet with the appellant and other impacted neighbors at the end of this month.

Thank you,

Tanya Boyce

On Nov 3, 2014 5:42 AM, "Tim Alatorre" <tim@dja-arc.com> wrote:
Rachel,

Yes, we have been open to meeting and had been trying to find a time for the last month to do so. I had told Tanya Boyce, the McElhaney's representative, that we would be willing to meet at anytime. After checking with

the McElhaney's I was finally told on October 15th that the soonest the appellants would be willing to meet was after Thanksgiving.

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(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

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Rachel Flynn AIA

Director | Planning & Building Department

Acting Director | Economic & Workforce Development Department

City of Oakland

510 . 238 . 2229

From: McElhaney, Lynette

Sent: Sunday, November 02, 2014 3:12 PM

To: Flynn, Rachel; tim@dja-arc.com

Cc: Miller, Scott; Brenyah-Addow, Maurice; affirmplus@gmail.com; Lynette Gibson McElhaney; Clarence McElhaney

Subject: RE: FW: 530 32nd Street - Design Alternative

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Cc: "Miller, Scott" <SMiller@oaklandnet.com>, "Brenyah-Addow, Maurice" <Brenyah-Addow@oaklandnet.com>, "McElhaney, Lynette" <lmcelhaney@oaklandnet.com>, affirmplus@gmail.com
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Cc: Adhi Nagraj <nagrajplanning@gmail.com>

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Todd, Amber

From: Tanya Boyce <affirplus@gmail.com>
Sent: Monday, November 03, 2014 6:41 AM
To: Tim Alatorre
Cc: Flynn, Rachel; Clarence McElhaney Jr.; Brenyah-Addow, Maurice; Miller, Scott; Lynette Gibson McElhaney
Subject: Re: FW: 530 32nd Street - Design Alternative

Ok great... Now she is available mid month. Let's make it happen.

On Nov 3, 2014 6:38 AM, "Tanya Boyce" <affirplus@gmail.com> wrote:

Good Morning:

The set of plans I received contained no changes to the massing or orientation of the units.

In fact none of the issues of the appeal where address.

1. All the living space is still one full story above the ground floor. (soft-story style)
2. The entire ground level is enclosed garages.
3. The open space is still in an obscure position also not connected to the living spaces
4. and most importantly ALL units are still facing the McElhaney home.

Although Tim was able to create some options that addressed those issues, the owner insists on NOT accommodating the neighbors stated issues in any way. While the applicant made some minor facade design changes, but the footprint remains the same.

It is true, my client has an extremely busy schedule and doesn't have time to meet until after she returns following the thanksgiving holiday.

In light of how busy everyone is compounded by the fact that the owner flatly refuses to consider ANY options outside his original soft-story building concepts, don't feel it fair to rush the appellants.

The commission extended this until December. I would like the opportunity to meet and review with the applicant so they can explain why they have chosen to dismiss all the neighbors concerns prior to the next hearing, however my client is not available until the end of this month.

Therefore, I respectfully request no hearing be scheduled before mid December and that the applicant plan to meet with the appellant and other impacted neighbors at the end of this month.

Thank you,

Tanya Boyce

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Good morning Tim,

Perhaps there was something lost in translation. We're available to meet after 11/4 (not 11/24) to consider designs that change orientation and massing. Please attach designs that meet that criteria and I will do the leg work to convene a meeting for next week.

Also, Mr. Arnett would like to know your clients plan to replace the damaged fence.

Thanks much, Lynette

Lynette Gibson McElhaney
More info at www.LynetteMcElhaney.com

Sent from my smartphone. Please pardon any typos.

----- Original message -----

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Date: 11/03/2014 5:42 AM (GMT-08:00)
To: "Flynn, Rachel" <RFlynn@oaklandnet.com>
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Sent: Tuesday, October 28, 2014 2:00 PM
To: Flynn, Rachel
Cc: Miller, Scott; Brenyah-Addow, Maurice
Subject: Re: FW: 530 32nd Street - Design Alternative

Rachel,

Our efforts to find consensus with the McElhaney's have been unsuccessful. We would like to move forward with the attached plans. We are still working to revise the landscape drawings but these are the complete architectural plans.

How soon can we get back on the calendar to appear before the planning commission?

Thanks for your assistance,

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

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Thanks, Rachel

From: tim@djaarc.com [mailto:tim@djaarc.com] **On Behalf Of** Tim Alatorre
Sent: Tuesday, September 30, 2014 12:43 PM
To: Flynn, Rachel
Subject: Fwd: 530 32nd Street - Design Alternative

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----- Forwarded message -----

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Date: Mon, Sep 15, 2014 at 10:54 AM

Subject: Re: 530 32nd Street - Design Alternative
To: Tim Alatorre <tim@dja-arc.com>
Cc: Adhi Nagraj <nagrajplanning@gmail.com>

Mr. Alatorre,

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Thank you for your time,

Tim Alatorre, Architect, LEED AP BD+C

Todd, Amber

From: McElhaney, Lynette
Sent: Sunday, November 02, 2014 3:12 PM
To: Flynn, Rachel; tim@dja-arc.com
Cc: Miller, Scott; Brenyah-Addow, Maurice; affirmplus@gmail.com; Lynette Gibson McElhaney; Clarence McElhaney
Subject: RE: FW: 530 32nd Street - Design Alternative

Hello all,

Tim met with our consultant last month and reviewed two alternative designs that she indicated that appeared to address the concerns of the neighbors and the commission. Tim was to get approval from his client to proceed with exploration of these designs in discovery with the neighbors. I was never shown the designs as Tim later informed Tanya that his client rejected the designs and preferred to return to the commission without changing the submitted design as agreed.

We remain open to convening a meeting with the neighbors to discuss modified design that addresses massing, orientation and density before returning to the commission next month.

Thanks for respecting the agreements we reached during the appeal. Please send all correspondence regarding the appeal to my personal email account and cc Clarence.

Kind regards, Lynette

Councilmember Lynette Gibson McElhaney
Representing the heart & soul of the town - Oakland District 3 sent from my Wireless 4G LTE smartphone. Please pardon any typos

----- Original message -----

From: "Flynn, Rachel" <RFlynn@oaklandnet.com>
Date: 11/02/2014 1:45 PM (GMT-08:00)
To: tim@dja-arc.com
Cc: "Miller, Scott" <SMiller@oaklandnet.com>, "Brenyah-Addow, Maurice" <Brenyah-Addow@oaklandnet.com>, "McElhaney, Lynette" <lmcelhaney@oaklandnet.com>, affirmplus@gmail.com
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de Jesus and Alatorre Architects - Architecture - Planning - Design

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Chris

Chris Pattillo FASLA

President

PGAdesign

LANDSCAPE ARCHITECTS

444 17th Street

Oakland, CA 94612

Direct | **510.550.8855**

Main | **510.465.1284**

PGAdesign.com

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(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

Todd, Amber

From: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Wednesday, November 12, 2014 11:55 AM
To: Brenyah-Addow, Maurice
Cc: Tanya Boyce; Clarence McElhaney Jr.; Miller, Scott; Lynette Gibson McElhaney; Flynn, Rachel
Subject: Re: FW: 530 32nd Street - Design Alternative

I'm still available. I'm keeping me schedule as flexible as possible.

Lynette, you had said you would be available after November 4th, is there anytime this week or next that you could meet?

Tim Alatorre, Architect, LEED AP BD+C
(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Nov 12, 2014 at 11:49 AM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Hi Tanya,

This is just a follow-up to schedule the meeting with you and the applicant. Can we set up a date to meet?

Tim has indicated that he is available to meet anytime.

I have also indicated that I am available to meet anytime.

Please let us know when you can meet between now and December 3rd 2014.

Thanks

-Maurice

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
| Oakland, CA 94612 | Phone: [\(510\)238-6342](tel:5102386342) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: Brenyah-Addow, Maurice
Sent: Wednesday, November 05, 2014 8:32 AM
To: Flynn, Rachel; 'Tanya Boyce'; 'Tim Alatorre'
Cc: 'Clarence McElhaney Jr.'; Miller, Scott; 'Lynette Gibson McElhaney'
Subject: RE: FW: 530 32nd Street - Design Alternative

I am available to meet anytime as well.

Tanya, when can you meet?

Thanks

-Maurice

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
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www.oaklandnet.com/planning

From: Flynn, Rachel
Sent: Tuesday, November 04, 2014 1:56 PM
To: Tanya Boyce; Tim Alatorre
Cc: Brenyah-Addow, Maurice; Clarence McElhaney Jr.; Miller, Scott; Lynette Gibson McElhaney

Subject: RE: FW: 530 32nd Street - Design Alternative

Maurice, Please work with Tim and Tanya to schedule a meeting prior to the next public hearing. Thanks, Rachel

From: Tanya Boyce [<mailto:affirmplus@gmail.com>]
Sent: Tuesday, November 04, 2014 1:20 PM
To: Tim Alatorre
Cc: Brenyah-Addow, Maurice; Flynn, Rachel; Clarence McElhaney Jr.; Miller, Scott; Lynette Gibson McElhaney
Subject: Re: FW: 530 32nd Street - Design Alternative

Rachel:

I respectfully disagree.

I do not believe it is prudent to schedule this item before we meet.

If it is scheduled, and we do not meet in time, I will request for it to be continued.

In light of the fact that this second hearing has no cost recovery (appeal fee only covers the first hearing), it is wasteful of resources to notice it before the actions the commission requested have taken place.

Please wait until the applicant meets with the appellants before scheduling the next hearing date.

Regards,

Tanya Boyce

On Nov 4, 2014 12:00 PM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Rachel,

Can you please move to get us on the calendar and hopefully I can meet with the McElhaney's before then.

Mr. and Mrs. McElhaney,

I am available anytime this week that is convenient for you. Tanya may have mentioned that my wife is due to have a baby in about two weeks so my schedule will become more impacted later in the month.

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Mon, Nov 3, 2014 at 7:09 AM, Tim Alatorre <tim@dja-arc.com> wrote:

Let me know the time and place and we will be there. I am available anytime this week.

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Ok great... Now she is available mid month. Let's make it happen.

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Good Morning:

The set of plans I received contained no changes to the massing or orientation of the units.

In fact none of the issues of the appeal where address.

1. All the living space is still one full story above the ground floor. (soft-story style)
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Although Tim was able to create some options that addressed those issues, the owner insists on NOT accommodating the neighbors stated issues in any way. While the applicant made some minor facade design changes, but the footprint remains the same.

It is true, my client has an extremely busy schedule and doesn't have time to meet until after she returns following the thanksgiving holiday.

In light of how busy everyone is compounded by the fact that the owner flatly refuses to consider ANY options outside his original soft-story building concepts, don't feel it fair to rush the appellants.

The commission extended this until December. I would like the opportunity to meet and review with the applicant so they can explain why they have chosen to dismiss all the neighbors concerns prior to the next hearing, however my client is not available until the end of this month.

Therefore, I respectfully request no hearing be scheduled before mid December and that the applicant plan to meet with the appellant and other impacted neighbors at the end of this month.

Thank you,

Tanya Boyce

On Nov 3, 2014 5:42 AM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Rachel,

Yes, we have been open to meeting and had been trying to find a time for the last month to do so. I had told Tanya Boyce, the McElhaney's representative, that we would be willing to meet at anytime. After checking with the McElhaney's I was finally told on October 15th that the soonest the appellants would be willing to meet was after Thanksgiving.

Given my conversations with Tanya Boyce, I believe that we are at an impasse as to finding a design solution that the McElhaney's would support. We have made many modifications to the plans but none that will achieve design consensus. Given this and that the appellants aren't available to meet for at least another month we would like to move forward with presenting before the planning commission. My client and I recognize that there is a risk the Commission will not approve our design but as it stands we don't see any other option to move forward.

We are hopeful that we can get back on the calendar at the next possible opening.

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Sun, Nov 2, 2014 at 3:34 PM, Flynn, Rachel <RFlynn@oaklandnet.com> wrote:

Hi Tim – Is your client willing to meet with the McElhaney's and the other neighbors? Without such a meeting and consensus, there is a risk that the Planning Commission will not approve the design you sent on 10/28/14. Thanks, Rachel

Rachel Flynn AIA

Director | Planning & Building Department

Acting Director | Economic & Workforce Development Department

City of Oakland

510 . 238 . 2229

From: McElhaney, Lynette

Sent: Sunday, November 02, 2014 3:12 PM

To: Flynn, Rachel; tim@dja-arc.com

Cc: Miller, Scott; Brenyah-Addow, Maurice; affirmplus@gmail.com; Lynette Gibson McElhaney; Clarence McElhaney

Subject: RE: FW: 530 32nd Street - Design Alternative

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From: "Flynn, Rachel" <RFlynn@oaklandnet.com>

Date: 11/02/2014 1:45 PM (GMT-08:00)

To: tim@dja-arc.com

Cc: "Miller, Scott" <SMiller@oaklandnet.com>, "Brenyah-Addow, Maurice" <Brenyah-Addow@oaklandnet.com>, "McElhaney, Lynette" <lmcelhaney@oaklandnet.com>, affirmplus@gmail.com

Subject: RE: FW: 530 32nd Street - Design Alternative

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Todd, Amber

From: Merkamp, Robert
Sent: Wednesday, November 05, 2014 3:12 PM
To: Brenyah-Addow, Maurice
Subject: RE: FW: 530 32nd Street - Design Alternative

Maurice,

It depends on whose asking. Normally the chair allots 5 minutes or so to the appellant and the original applicant, two minutes is for other interested parties. If they want more than that, they should contact Chris Patillo prior to the meeting, not us.

Robert D. Merkamp, Development Planning Manager | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2214 | Oakland, CA 94612 | Phone: (510)238-6283 | Fax: (510) 238-4730 | Email: merkamp@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Brenyah-Addow, Maurice
Sent: Wednesday, November 05, 2014 3:10 PM
To: Merkamp, Robert
Subject: FW: FW: 530 32nd Street - Design Alternative

Rob,
Could please speak to the question below regarding PC presentations?

-M

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-6342 | Fax: (510) 238-4730 | Email: mbrenyah@oaklandnet.com | Website: www.oaklandnet.com/planning

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Sent: Wednesday, November 05, 2014 2:21 PM
To: Brenyah-Addow, Maurice
Subject: Re: FW: 530 32nd Street - Design Alternative

Aren't those time limits for the public comment period? I thought we had more time as the applicant responding to the appeal,

Tim Alatorre, Architect, LEED AP BD+C
(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Nov 5, 2014 at 2:14 PM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

2 minutes unless other speakers cede their 2 minutes to you.

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
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Sent: Wednesday, November 05, 2014 2:04 PM
To: Brenyah-Addow, Maurice
Cc: Flynn, Rachel; Bob Brecht

Subject: Re: FW: 530 32nd Street - Design Alternative

Fantastic! Thank you Maurice. That still gives us one month for the Councilwoman to work us into her schedule for a meeting.

I am preparing a Powerpoint Presentation for our comment period during the hearing. What is our time limit for presenting?

Tim Alatorre, Architect, LEED AP BD+C

(m) [805 215 5846](tel:8052155846)



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Nov 5, 2014 at 1:57 PM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Hi Tim

The motion continued the item to no later than December 17th which is already full so we have scheduled the hearing for December 3rd.

Hopefully we can meet before then. Staff will bring back Draft Findings for Denial (as well as the staff-approved Findings for Approval) so that the Commission can make a decision either way when it goes back to them.

Thanks

-Maurice

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On Nov 3, 2014 5:42 AM, "Tim Alatorre" <tim@dja-arc.com> wrote:

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(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

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Rachel Flynn AIA

Director | Planning & Building Department

Acting Director | Economic & Workforce Development Department

City of Oakland

510 . 238 . 2229

From: McElhaney, Lynette

Sent: Sunday, November 02, 2014 3:12 PM

To: Flynn, Rachel; tim@dja-arc.com

Cc: Miller, Scott; Brenyah-Addow, Maurice; affirmplus@gmail.com; Lynette Gibson McElhaney; Clarence McElhaney

Subject: RE: FW: 530 32nd Street - Design Alternative

Hello all,

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Cc: "Miller, Scott" <SMiller@oaklandnet.com>, "Brenyah-Addow, Maurice" <Brenyah-Addow@oaklandnet.com>, "McElhaney, Lynette" <lmcelhaney@oaklandnet.com>, affirmplus@gmail.com

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To: Flynn, Rachel

Cc: Miller, Scott; Brenyah-Addow, Maurice

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Date: Mon, Sep 15, 2014 at 10:54 AM
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To: Tim Alatorre <tim@dja-arc.com>
Cc: Adhi Nagraj <nagrajplanning@gmail.com>

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Thank you for your time,

Tim Alatorre, Architect, LEED AP BD+C

Todd, Amber

From: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Wednesday, November 05, 2014 2:04 PM
To: Brenyah-Addow, Maurice
Cc: Flynn, Rachel; Bob Brecht
Subject: Re: FW: 530 32nd Street - Design Alternative

Fantastic! Thank you Maurice. That still gives us one month for the Councilwoman to work us into her schedule for a meeting.

I am preparing a Powerpoint Presentation for our comment period during the hearing. What is our time limit for presenting?

Tim Alatorre, Architect, LEED AP BD+C
(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Nov 5, 2014 at 1:57 PM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Hi Tim

The motion continued the item to no later than December 17th which is already full so we have scheduled the hearing for December 3rd.

Hopefully we can meet before then. Staff will bring back Draft Findings for Denial (as well as the staff-approved Findings for Approval) so that the Commission can make a decision either way when it goes back to them.

Thanks

-Maurice

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
| Oakland, CA 94612 | Phone: [\(510\)238-6342](tel:5102386342) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: tim@djaarc.com [mailto:tim@djaarc.com] **On Behalf Of** Tim Alatorre
Sent: Tuesday, November 04, 2014 2:37 PM

To: Flynn, Rachel

Cc: Tanya Boyce; Brenyah-Addow, Maurice; Clarence McElhaney Jr.; Miller, Scott; Lynette Gibson McElhaney

Subject: Re: FW: 530 32nd Street - Design Alternative

I am open to meeting anytime. Please let me know what time we can meet.

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Tue, Nov 4, 2014 at 1:55 PM, Flynn, Rachel <RFlynn@oaklandnet.com> wrote:

Maurice, Please work with Tim and Tanya to schedule a meeting prior to the next public hearing. Thanks, Rachel

From: Tanya Boyce [<mailto:affirmplus@gmail.com>]

Sent: Tuesday, November 04, 2014 1:20 PM

To: Tim Alatorre

Cc: Brenyah-Addow, Maurice; Flynn, Rachel; Clarence McElhaney Jr.; Miller, Scott; Lynette Gibson McElhaney

Subject: Re: FW: 530 32nd Street - Design Alternative

Rachel:

I respectfully disagree.

I do not believe it is prudent to schedule this item before we meet.

If it is scheduled, and we do not meet in time, I will request for it to be continued.

In light of the fact that this second hearing has no cost recovery (appeal fee only covers the first hearing), it is wasteful of resources to notice it before the actions the commission requested have taken place.

Please wait until the applicant meets with the appellants before scheduling the next hearing date.

Regards,

Tanya Boyce

On Nov 4, 2014 12:00 PM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Rachel,

Can you please move to get us on the calendar and hopefully I can meet with the McElhaney's before then.

Mr. and Mrs. McElhaney,

I am available anytime this week that is convenient for you. Tanya may have mentioned that my wife is due to have a baby in about two weeks so my schedule will become more impacted later in the month.

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Rachel Flynn AIA

Director | Planning & Building Department

Acting Director | Economic & Workforce Development Department

City of Oakland

510 . 238 . 2229

From: McElhaney, Lynette
Sent: Sunday, November 02, 2014 3:12 PM
To: Flynn, Rachel; tim@dja-arc.com
Cc: Miller, Scott; Brenyah-Addow, Maurice; affirmplus@gmail.com; Lynette Gibson McElhaney; Clarence McElhaney
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Todd, Amber

From: Flynn, Rachel
Sent: Sunday, November 09, 2014 11:18 PM
To: Brenyah-Addow, Maurice
Subject: 530 32nd Street - Design Alternative

Hi Maurice – Did a meeting get scheduled with the architect and neighbors? Thanks, Rachel

From: Brenyah-Addow, Maurice
Sent: Wednesday, November 05, 2014 8:26 AM
To: Flynn, Rachel
Subject: FW: FW: 530 32nd Street - Design Alternative

Hi Rachel,
I have the appeal on the December 3 PC agenda.

Thanks
-Maurice

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
| Oakland, CA 94612 | Phone: (510)238-6342 | Fax: (510) 238-4730 | Email: mbrenyah@oaklandnet.com | Website:
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To: Tanya Boyce
Cc: Flynn, Rachel; Clarence McElhaney Jr.; Miller, Scott; Brenyah-Addow, Maurice; Lynette Gibson McElhaney
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Tim Alatorre, Architect, LEED AP BD+C
(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Nov 5, 2014 at 2:14 PM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

2 minutes unless other speakers cede their 2 minutes to you.

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
| Oakland, CA 94612 | Phone: [\(510\)238-6342](tel:5102386342) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: tim@djaarc.com [<mailto:tim@djaarc.com>] **On Behalf Of** Tim Alatorre
Sent: Wednesday, November 05, 2014 2:04 PM
To: Brenyah-Addow, Maurice
Cc: Flynn, Rachel; Bob Brecht

Subject: Re: FW: 530 32nd Street - Design Alternative

Fantastic! Thank you Maurice. That still gives us one month for the Councilwoman to work us into her schedule for a meeting.

I am preparing a Powerpoint Presentation for our comment period during the hearing. What is our time limit for presenting?

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On Wed, Nov 5, 2014 at 1:57 PM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Hi Tim

The motion continued the item to no later than December 17th which is already full so we have scheduled the hearing for December 3rd.

Hopefully we can meet before then. Staff will bring back Draft Findings for Denial (as well as the staff-approved Findings for Approval) so that the Commission can make a decision either way when it goes back to them.

Thanks

-Maurice

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From: tim@djaarc.com [mailto:tim@djaarc.com] **On Behalf Of** Tim Alatorre

Sent: Tuesday, November 04, 2014 2:37 PM

To: Flynn, Rachel

Cc: Tanya Boyce; Brenyah-Addow, Maurice; Clarence McElhaney Jr.; Miller, Scott; Lynette Gibson McElhaney

Subject: Re: FW: 530 32nd Street - Design Alternative

I am open to meeting anytime. Please let me know what time we can meet.

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On Tue, Nov 4, 2014 at 1:55 PM, Flynn, Rachel <RFlynn@oaklandnet.com> wrote:

Maurice, Please work with Tim and Tanya to schedule a meeting prior to the next public hearing. Thanks, Rachel

From: Tanya Boyce [<mailto:affirmplus@gmail.com>]

Sent: Tuesday, November 04, 2014 1:20 PM

To: Tim Alatorre

Cc: Brenyah-Addow, Maurice; Flynn, Rachel; Clarence McElhaney Jr.; Miller, Scott; Lynette Gibson McElhaney

Subject: Re: FW: 530 32nd Street - Design Alternative

Rachel:

I respectfully disagree.

I do not believe it is prudent to schedule this item before we meet.

If it is scheduled, and we do not meet in time, I will request for it to be continued.

In light of the fact that this second hearing has no cost recovery (appeal fee only covers the first hearing), it is wasteful of resources to notice it before the actions the commission requested have taken place.

Please wait until the applicant meets with the appellants before scheduling the next hearing date.

Regards,

Tanya Boyce

On Nov 4, 2014 12:00 PM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Rachel,

Can you please move to get us on the calendar and hopefully I can meet with the McElhaney's before then.

Mr. and Mrs. McElhaney,

I am available anytime this week that is convenient for you. Tanya may have mentioned that my wife is due to have a baby in about two weeks so my schedule will become more impacted later in the month.

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On Mon, Nov 3, 2014 at 7:09 AM, Tim Alatorre <tim@dja-arc.com> wrote:

Let me know the time and place and we will be there. I am available anytime this week.

On Nov 3, 2014 6:40 AM, "Tanya Boyce" <affirmplus@gmail.com> wrote:

Ok great... Now she is available mid month. Let's make it happen.

On Nov 3, 2014 6:38 AM, "Tanya Boyce" <affirmplus@gmail.com> wrote:

Good Morning:

The set of plans I received contained no changes to the massing or orientation of the units.

In fact none of the issues of the appeal were addressed.

1. All the living space is still one full story above the ground floor. (soft-story style)
2. The entire ground level is enclosed garages.
3. The open space is still in an obscure position also not connected to the living spaces
4. and most importantly ALL units are still facing the McElhaney home.

Although Tim was able to create some options that addressed those issues, the owner insists on NOT accommodating the neighbors stated issues in any way. While the applicant made some minor facade design changes, but the footprint remains the same.

It is true, my client has an extremely busy schedule and doesn't have time to meet until after she returns following the Thanksgiving holiday.

In light of how busy everyone is compounded by the fact that the owner flatly refuses to consider ANY options outside his original soft-story building concepts, don't feel it fair to rush the appellants.

The commission extended this until December. I would like the opportunity to meet and review with the applicant so they can explain why they have chosen to dismiss all the neighbors concerns prior to the next hearing, however my client is not available until the end of this month.

Therefore, I respectfully request no hearing be scheduled before mid December and that the applicant plan to meet with the appellant and other impacted neighbors at the end of this month.

Thank you,

Tanya Boyce

On Nov 3, 2014 5:42 AM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Rachel,

Yes, we have been open to meeting and had been trying to find a time for the last month to do so. I had told Tanya Boyce, the McElhaney's representative, that we would be willing to meet at anytime. After checking with the McElhaney's I was finally told on October 15th that the soonest the appellants would be willing to meet was after Thanksgiving.

Given my conversations with Tanya Boyce, I believe that we are at an impasse as to finding a design solution that the McElhaney's would support. We have made many modifications to the plans but none that will achieve design consensus. Given this and that the appellants aren't available to meet for at least another month we would like to move forward with presenting before the planning commission. My client and I recognize that there is a risk the Commission will not approve our design but as it stands we don't see any other option to move forward.

We are hopeful that we can get back on the calendar at the next possible opening.

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On Sun, Nov 2, 2014 at 3:34 PM, Flynn, Rachel <RFlynn@oaklandnet.com> wrote:

Hi Tim – Is your client willing to meet with the McElhaney's and the other neighbors? Without such a meeting and consensus, there is a risk that the Planning Commission will not approve the design you sent on 10/28/14. Thanks, Rachel

Rachel Flynn AIA

Director | Planning & Building Department

Acting Director | Economic & Workforce Development Department

City of Oakland

510 . 238 . 2229

From: McElhaney, Lynette

Sent: Sunday, November 02, 2014 3:12 PM

To: Flynn, Rachel; tim@dja-arc.com

Cc: Miller, Scott; Brenyah-Addow, Maurice; affirmplus@gmail.com; Lynette Gibson McElhaney; Clarence McElhaney

Subject: RE: FW: 530 32nd Street - Design Alternative