

## Allen Tai

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**From:** Allen Tai  
**Sent:** Thursday, February 14, 2019 9:01 AM  
**To:** Allen Tai  
**Subject:** FW: Final Del Monte Package

**From:** Michael O'Hara [<mailto:mohara@timlewis.com>]  
**Sent:** Monday, February 4, 2019 11:37 AM  
**To:** ANDREW THOMAS <[ATHOMAS@alamedaca.gov](mailto:ATHOMAS@alamedaca.gov)>  
**Subject:** RE: Final Del Monte HAB Package

Andrew:

Commencement of the project has been delayed due primarily to issues related to cost and project financing, the securing of which has proven extremely complicated. As the City is undoubtedly aware, the project financing environment has undergone substantial changes over the past several years, as lenders increased their underwriting criteria while also decreasing their loan-to-value ratios. During this same period, rapidly escalating vertical costs throughout the industry pushed our project costs up significantly. These concurrent challenges made underwriting and obtaining project financing for our project a much more costly and difficult undertaking. The combination of these factors led to our parting ways with three potential venture partners over this time period.

Completing the adaptive re-use of the project is the best means to preserve this building, so it is our desire to move the project ahead in a feasible manner while still preserving the primary character defining features of the building: most importantly, the long brick exteriors. As a result, we have sought the most historically respectful means to reduce project cost and complexity, thereby making the entire project feasible.

The primary, consistent component of the project that has been most problematic for our potential partners, in terms of both increased costs and increased complexity (and therefore posing the highest risk), is the retention of the trusses in bays 1 and 4. While the proposed revisions to the project result in demolition of the trusses and roof framing in bays 1 and 4, the treatment of the brick exterior will be unchanged as will the volume of the buildings previously approved. As a result, the most significant character defining features will be unchanged from the previously approved version of this project. Furthermore, two additional revisions made to the building design will actually result in a finished product that more closely resembles the building's existing appearance, notably:

- The City's historic architecture consultant recommended changes to the monitor windows which will slightly increase glazing, but will allow the new monitor windows to more closely resemble the existing monitor windows;
- Without the exposed trusses, the previously approved roof windows/skylights above bays 1 and 4 will not be necessary, and the courtyards will be open to the sky.

We look forward to discussing these proposed amendments with your staff, and with the Planning Board and Historical Advisory Board.

Mike

Exhibit 3  
Item 7-A, 3/7/19  
Historical Advisory Board



February 25, 2019

By Electronic Transmission

City of Alameda  
Planning Board  
2263 Santa Clara Avenue  
Alameda, CA. 94501

**Re: Proposed modifications to previously approved design for the Del Monte Building (Item 6-A on Planning Board's 2-25-19 agenda)**

Dear Board Members:

The Alameda Architectural Preservation Society believes that the design revisions do an adequate job of preserving the architectural character of the original building. Although it is unfortunate that an important character-defining element, the main center portion of the roof with its very large trusses in Bays 1 and 4, will be demolished under the proposed revision (resulting in removal of all of the trusses, since their removal in Bays 2 and 3 were previously approved), their loss is compensated by redesign of the monitors to more closely resemble their original appearance.

Our comments are based in part on information provided to us by the applicant that the monitor windows are still Graham S 6700 series, as approved in 2017, and that the monitor window details are still the same as shown on Page 12 of the April 6, 2017 Historical Advisory Board submittal.

Thank you for the opportunity to comment. Please contact me at 510-523-0411 or [cbuckleyaicp@att.net](mailto:cbuckleyaicp@att.net) if you would like to discuss these comments.

Sincerely,

Christopher Buckley, Chair  
Preservation Action Committee  
Alameda Architectural Preservation Society

cc: Andrew Thomas, Allen Tai, Nancy McPeak and Erin Garcia (By electronic transmission)  
Historical Advisory Board (By electronic transmission)  
Michael O'Hara, Tim Lewis Communities (By electronic transmission)  
AAPS Board and Preservation Action Committee (By electronic transmission)