

Bridget Metz

From: Phil Choi <pchoi@ipd-oak.com>
Sent: Tuesday, September 14, 2021 11:22 AM
To: Burns, Anne M; Bridget Metz; Raju Nandwana; James, Ashley
Subject: RE: Parking Garage Application at 2213 Fourth Street DRCP2021-0005 DR Response to June 1st Resubmittal - Incomplete
Attachments: Steelwave PKG_L3-SD Landscape Plan -REV 210707_TLA 20002.pdf

[EXTERNAL EMAIL]

Hi Anne,

I would like to get your confirmation that the revised landscape elevation satisfies your comment. Let me know. Thanks.

Phil Choi

C: 510.684.0872

From: Phil Choi
Sent: Wednesday, July 7, 2021 7:30 AM
To: Burns, Anne M <ABurns@cityofberkeley.info>; Bridget Metz <bmetz@steelwavellc.com>; Raju Nandwana <rnandwana@ipd-oak.com>; James, Ashley <AJames@cityofberkeley.info>
Subject: RE: Parking Garage Application at 2213 Fourth Street DRCP2021-0005 DR Response to June 1st Resubmittal - Incomplete

Anne and Ashley,

We revised the landscape elevation per your comment. Is it ok to replace the drawing set in the Box? Let me know how you want me to handle this. Thanks.

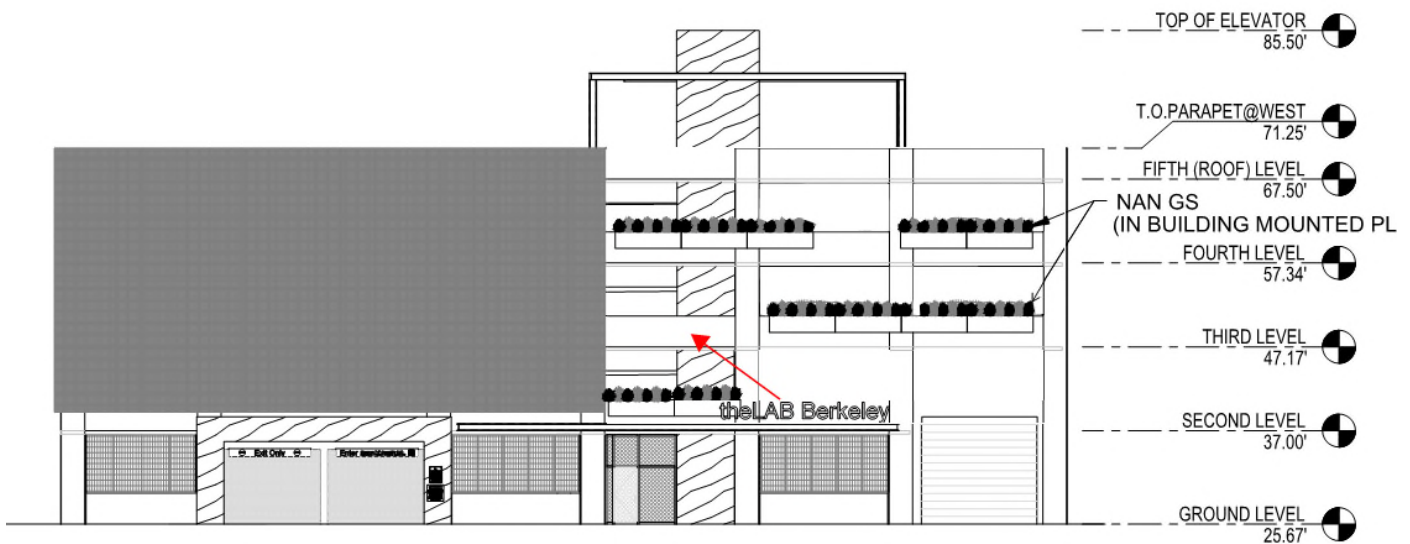
Phil Choi

C: 510.684.0872

From: Phil Choi
Sent: Tuesday, July 6, 2021 10:53 AM
To: Burns, Anne M <ABurns@cityofberkeley.info>; Bridget Metz <bmetz@steelwavellc.com>; Raju Nandwana <rnandwana@ipd-oak.com>; James, Ashley <AJames@cityofberkeley.info>
Subject: RE: Parking Garage Application at 2213 Fourth Street DRCP2021-0005 DR Response to June 1st Resubmittal - Incomplete

Anne,

Sounds good. Thanks for your confirmation that all items are satisfied. We will get the landscape west elevation corrected per architectural elevation. Please update us on the DRC schedule so that we can prepare for the final package and print for the meeting.



Phil Choi

C: 510.684.0872

From: Burns, Anne M <ABurns@cityofberkeley.info>

Sent: Tuesday, July 6, 2021 10:01 AM

To: Bridget Metz <bmetz@steelwavellc.com>; Raju Nandwana <rnandwana@ipd-oak.com>; James, Ashley <AJames@cityofberkeley.info>

Cc: Phil Choi <pchoi@ipd-oak.com>

Subject: Re: Parking Garage Application at 2213 Fourth Street DRCP2021-0005 DR Response to June 1st Resubmittal - Incomplete

Thank you, Raju, for resending the DRC Use Permit Response_060121.pdf on Friday. It is always good to copy both Ashley and I as you did. I had missed several items in the Use Permit files on Thursday, but was able to go back through the Box files this morning. My mistake, but I am able to give you an update now on the last few remaining items and questions.

All outstanding items below are satisfied and we are looking at our upcoming Design Review Committee agendas in conjunction with the Use Permit scheduling. Ashley or I will be back in touch with more specific scheduling information on the DRC meeting. Raju - I just looked at the drawings again, and the landscape elevation (west) is the one that has the wall signage lower than on the architectural elevations. All other drawings appear to be consistent. Again we are not holding up any scheduling or reviews on this, but if this could be corrected before you print copies for the DRC meeting, that would be best.

Thank you all. - Anne

From: Bridget Metz <bmetz@steelwavellc.com>

Sent: Monday, July 5, 2021 6:55 AM

To: Raju Nandwana <rnandwana@ipd-oak.com>; Burns, Anne M <ABurns@cityofberkeley.info>; James, Ashley <AJames@cityofberkeley.info>

Cc: Phil Choi <pchoi@ipd-oak.com>










Subject: RE: Parking Garage Application at 2213 Fourth Street DRCP2021-0005 DR Response to June 1st Resubmittal - Incomplete

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 Raju and Anne,

Raju – Thank you for resending.

Anne/Ashley – this was submitted on 6/1/21 as part of our response. Please see image below of dropbox. Please advise if this is not the correct way to submit for Design Review as the original email below (4/23/21) notes there will be coordination with Ashley to review any resubmittals. Also, please advise on timing for your review of the resubmittal.

 DRC USE Permit Response_060121.pdf	Jun 1, 2021 by Bridget
 ZP2021-0043_2212 5th Structural Report.pdf	Jun 1, 2021 by Bridget
 ZP2021-0043_Applicant Response_060121.pdf	Jun 1, 2021 by Bridget
 ZP2021-0043_Attachment 3_Protected Use SF Matrix- Phase I_II_III 060121rv.pdf	Jun 3, 2021 by Bridget
 ZP2021-0043_material board_060121.pdf	Jun 1, 2021 by Bridget
 ZP2021-0043_Parking Table_060121.pdf	Jun 1, 2021 by Bridget
 ZP2021-0043_PLAN SET_060121.pdf	Jun 1, 2021 by Bridget
 ZP2021-0043_Tabulation Form.pdf	Jun 1, 2021 by Bridget
 ZP2021-0043_TIA 060121.pdf	Jun 1, 2021 by Bridget

Thank you,
Bridget

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101 California St. Suite 800 San Francisco CA 94111

From: Raju Nandwana <rnandwana@ipd-oak.com>
Sent: Friday, July 2, 2021 3:36 PM
To: Burns, Anne M <ABurns@cityofberkeley.info>
Cc: James, Ashley <AJames@cityofberkeley.info>; Bridget Metz <bmetz@steelwavellc.com>; Phil Choi <pchoi@ipd-

oak.com>

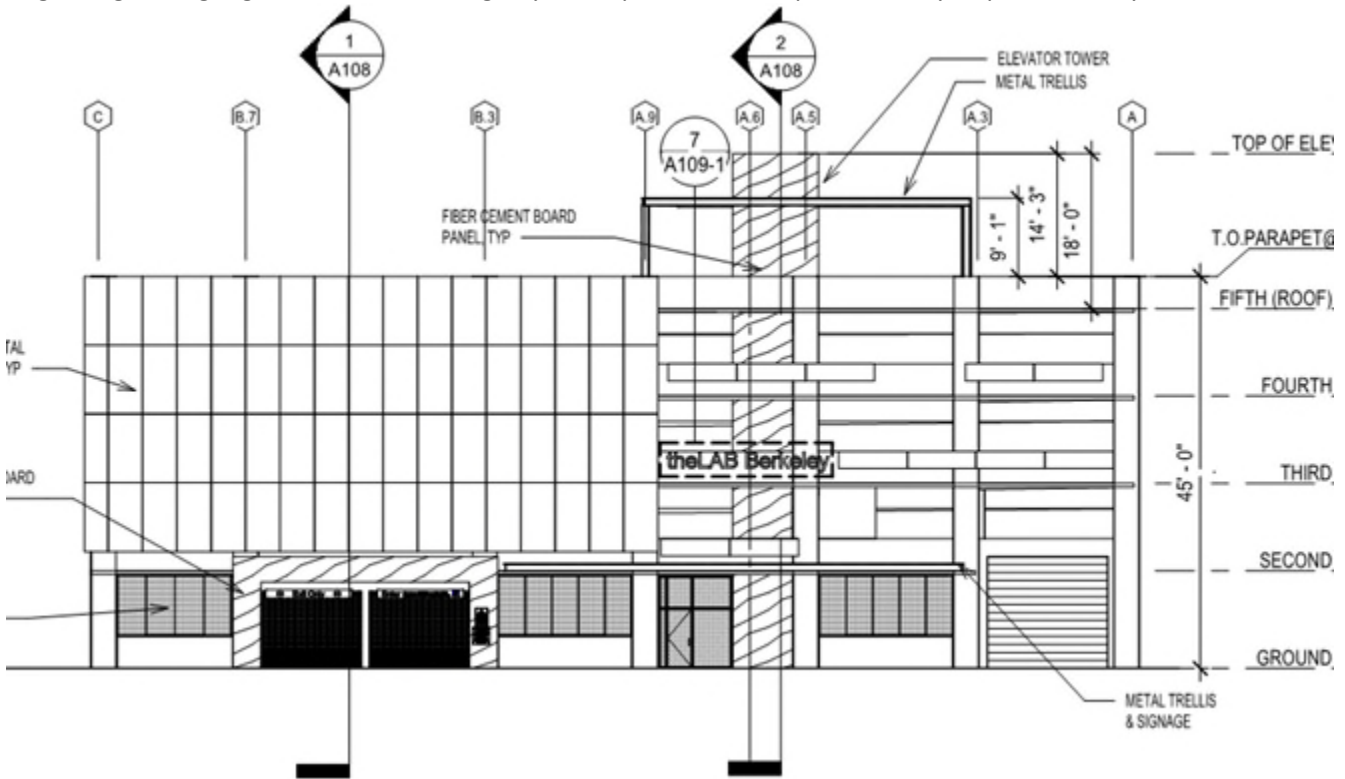
Subject: RE: Parking Garage Application at 2213 Fourth Street DRCP2021-0005 DR Response to June 1st Resubmittal - Incomplete

[EXTERNAL EMAIL]

Anne,

Attached is our response letter, apologies if it somehow was not included in our resubmittal.. We have to the best of our understanding, addressed all of items. See attached.

Regarding the signage, we are not seeing any discrepancies in our plan. Could you please clarify the conflict?



⑦ ENLARGED SIGNAGE
SCALE: 1/2" = 1'-0"





Happy to discuss further if a call would be helpful.

Have a great holiday weekend.

Best Regards,
Raju N. Nandwana, AIA, LEED® AP
Vice President
rnandwana@ipd-oak.com



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From: Burns, Anne M <ABurns@cityofberkeley.info>

Sent: Thursday, July 1, 2021 7:45 PM

To: Raju Nandwana <rnandwana@ipd-oak.com>

Cc: James, Ashley <AJames@cityofberkeley.info>

Subject: RE: Parking Garage Application at 2213 Fourth Street DRCP2021-0005 DR Response to June 1st Resubmittal - Incomplete

Hello, Raju: We were able to go through your June 1st resubmittal for the project above in the subject headings and thank you for the information submitted to date and the response to our requests. There are still several issues that we need before we can continue our review. I am forwarding my April 23rd email below, but will note (in red) that many of those items have been noted when satisfied. Thank you again for your responses. Please do not hesitate to reach out with any additional questions that you have. - Anne

From: Burns, Anne M

Sent: Friday, April 23, 2021 6:53 PM

To: rnandwana@ipd-oak.com

Cc: James, Ashley <AJames@cityofberkeley.info>

Subject: Parking Garage Application at 2213 Fourth Street DRCP2021-0005

Hello, Raju: We were able to go through your design review application for the proposed parking garage at the above address. Thank you for the detailed information that you've already included in this application, but we do still need additional information before we can continue our review.

- Although we do see the before and after renderings provided on Sheet A115, the views provided on both Fourth and Fifth Streets are only from one direction. Please also provide a rendering in the other direction with the adjacent building shown for context. **Satisfied.**
- Provide a more detailed analysis of how this project will fit within its neighborhood, including any key building elements on nearby structures proposed to remain that this structure is relating to. **I did read in your Zoning Response Letter that you intended to attach a response for our Design Review questions, but I was not able to locate that response. Please re-send it directly to me. I am looking forward to going through that information.**
- Consider any possible increase in landscape material in front of, on the face of, and on top of the most visible facades (Fourth, Fifth, North) to help soften and fit this project into its neighborhood. When submitting any revised landscape plans, also submit a revised preliminary plant palette. **Satisfied.**
- Street trees – we see where street trees are shown on Fourth Street, but not Fifth. For any streetscape improvements on both Fourth and Fifth, please consult with Public Works, the Urban Forestry Division, and Land Use Planning Consultant. **Please provide an update on any recommendations that you have found on both street frontages for street trees and associated streetscape improvements.**
- A related issue with proposed streetscape is the raised planter notes on the Public Right-of-way on the Fifth street side of the project. This should also be reviewed early on with Public Works. **Please provide an update on any recommendations that you have from Public Works on any encroachments proposed on both street frontages.**
- Your project description notes a secured amenity space on the northwest corner of the site. Please provide more detailed information about the layout of this amenity space and how it meets the street and is secured

when not in use. We have the term 'parklet' for the creation of seating areas on our Public Right-of-way in the parking lanes. We recommend that you rename this space so there is no confusion. **Satisfied.**

- Provide detailed color and material information, as well as detailed wall sections, especially on the Fourth, Fifth and North elevation that are so visible. **Thank you for the details wall sections. We will want more detailed color and material information when this is reviewed with the Design Review Committee, but this will not hold up any scheduling. We will coordinate with you on this issue as we move closer to a public meeting date.**
- Larger blade signage is shown on Fifth Street, but not on Fourth. Building signage is shown on Fourth at the pedestrian entrance/exit. Consider this signage in more detail as it is a significant design element and should be more flushed out when you come to the Design Review Committee. **While we do see more resolution on the overall design concept, there is a discrepancy between several of the renderings and elevations as to the location of the wall sign on the west elevation. Clarify this in your resubmittal and amend any renderings and elevations needed.**

Thank you again for the information and detail to date. Please reach out to me directly if you have any questions on the list above. I will work with your Use Permit Planner, Ashley James, to review any resubmittals and will coordinate our scheduling with her. Thank you. – Anne Burns, Design Review Planner (510) 981-7415