

From: Nora Collins <Nora_Collins@avalonbay.com>
Sent: Tuesday, May 12, 2020 5:46 PM
To: Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>
Cc: ECN, BalboaReservoirCompliance (ECN) <balboareservoircompliance.ecn@sfgov.org>
Subject: RE: Balboa Reservoir - revision to Developer's Proposed Option

Jeanie –

Adding an additional level would be approx 27,392 sf (0.63 acres) of building area



Nora Collins
Development Director

AvalonBay Communities, Inc.
455 Market Street, Suite
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Phone: 415.284.9094
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Fax: 415.546.4138
nora_collins@avalonbay.com

From: Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>
Sent: Tuesday, May 12, 2020 2:29 PM
To: Nora Collins <Nora_Collins@avalonbay.com>
Cc: ECN, BalboaReservoirCompliance (ECN) <balboareservoircompliance.ecn@sfgov.org>
Subject: [EXT] RE: Balboa Reservoir - revision to Developer's Proposed Option

Looks great. I'll call you now.

From: Nora Collins <Nora_Collins@avalonbay.com>
Sent: Tuesday, May 12, 2020 1:28 PM
To: Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>
Cc: ECN, BalboaReservoirCompliance (ECN) <balboareservoircompliance.ecn@sfgov.org>
Subject: RE: Balboa Reservoir - revision to Developer's Proposed Option

Jeanie – see with yellow. Do you have a few minutes to chat about additional bedroom units? Am on cell.



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From: Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>
Sent: Tuesday, May 12, 2020 10:09 AM
To: Nora Collins <Nora_Collins@avalonbay.com>
Cc: ECN, BalboaReservoirCompliance (ECN) <balboareservoircompliance.ecn@sfgov.org>
Subject: [EXT] FW: Balboa Reservoir - revision to Developer's Proposed Option

Hi Nora,

This works, though could you please add the yellow highlight that shows the 50' height along TH1, TH2 and H. Similar to the attached, but the highlight should extend into Block H.

Also, were you able to estimate the maximum number of additional bedroom units (e.g., a change of xx 1 bedroom units could become two-bedroom units?

Thanks,
Jeanie

From: Nora Collins <Nora_Collins@avalonbay.com>
Sent: Tuesday, May 12, 2020 9:32 AM
To: Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>
Cc: ECN, BalboaReservoirCompliance (ECN) <balboareservoircompliance.ecn@sfgov.org>
Subject: RE: Balboa Reservoir - revision to Developer's Proposed Option

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Sorry Jeanie –

I think this should work.

Thanks,
Nora



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From: Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>
Sent: Tuesday, May 12, 2020 9:23 AM
To: Nora Collins <Nora_Collins@avalonbay.com>
Cc: ECN, BalboaReservoirCompliance (ECN) <balboareservoircompliance.ecn@sfgov.org>

Subject: [EXT] RE: Balboa Reservoir - revision to Developer's Proposed Option

Hi Nora,

Please let me know the status of this. You said you were waiting on the architect but expected to get it to me by last Friday.

Thanks,
Jeanie

Jeanie Poling, Senior Environmental Planner

San Francisco Planning Department

1650 Mission Street, Suite 400 San Francisco, CA 94103

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From: Poling, Jeanie (CPC)

Sent: Wednesday, May 6, 2020 2:15 PM

To: 'Nora Collins (Nora_Collins@avalonbay.com)' <Nora_Collins@avalonbay.com>

Cc: ECN, BalboaReservoirCompliance (ECN) <balboareservoircompliance.ecn@sfgov.org>

Subject: RE: Balboa Reservoir - revision to Developer's Proposed Option

Better yet, please mark up Figure 2-4 to show the new heights. I need to describe where on the site the change is, so showing the full site on the figure would be best.

From: Poling, Jeanie (CPC)

Sent: Wednesday, May 6, 2020 2:06 PM

To: 'Nora Collins (Nora_Collins@avalonbay.com)' <Nora_Collins@avalonbay.com>

Cc: ECN, BalboaReservoirCompliance (ECN) <balboareservoircompliance.ecn@sfgov.org>

Subject: RE: Balboa Reservoir - revision to Developer's Proposed Option

Also, other than additional square feet, could you estimate the maximum additional bedroom units (e.g., a change of xx 1 bedroom units could become two-bedroom units)

From: Poling, Jeanie (CPC)

Sent: Wednesday, May 6, 2020 2:04 PM

To: 'Nora Collins (Nora_Collins@avalonbay.com)' <Nora_Collins@avalonbay.com>

Cc: ECN, BalboaReservoirCompliance (ECN) <balboareservoircompliance.ecn@sfgov.org>

Subject: Balboa Reservoir - revision to Developer's Proposed Option

Importance: High

Hi Nora,

Please send me a better figure than the attached that I can use for the 'note to file' analysis of this project change. The width numbers are illegible. Also, the yellow highlight doesn't appear to reach Block H, which is in the project description. Please review the following project description too:

Under the Developer's Proposed Option, the height limit of the easternmost 58 feet of Blocks TH1, TH2, and H is revised to be 48 feet, instead of 35 feet as analyzed in the DSEIR and RTC document (see figure 1). It is estimated that this project change will allow for an additional xx square feet of residential use, to allow for larger units. No additional residential units are proposed as part of the Developer's Proposed Option, which still proposed 1,100 units.

Please get back to me by tomorrow, if possible.

Thanks,
Jeanie

Jeanie Poling, Senior Environmental Planner

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