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**From:** Lutenski, Leigh (ECN)  
**Sent:** Thursday, June 13, 2019 12:16 PM  
**To:** Peter Waller; Hong, Seung Yen (CPC); Kearstin Dischinger; Exline, Susan (CPC)  
**Cc:** Kushal Modi; Karen Murray (karen@vmwp.com); Parisa Mir Sadeghi; Joe Kirchofer  
**Subject:** RE: Balboa Informational run through conference call  
**Attachments:** Balboa Reservoir CPC Informational 6-13-2019 - FINAL COMBINED.pdf

Here is the final preso FYI

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**From:** Peter Waller [mailto:pwaller@pyatok.com]  
**Sent:** Thursday, June 13, 2019 11:58 AM  
**To:** Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>; Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>; Kearstin Dischinger <kdischinger@bridgehousing.com>; Exline, Susan (CPC) <susan.exline@sfgov.org>  
**Cc:** Kushal Modi <kushal@vmwp.com>; Karen Murray (karen@vmwp.com) <karen@vmwp.com>; Parisa Mir Sadeghi <PMirSadeghi@pyatok.com>  
**Subject:** RE: Balboa Informational run through conference call

Leigh

Here is our final version at higher resolution - hopefully print quality is OK. If we need any adjustment please copy Parisa - I will be in a meeting.

Thanks

Peter

Peter Waller, AIA  
Principal

**PYATOK**

T. 510.465.7010 x110 / pwaller@pyatok.com

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**From:** Lutenski, Leigh (ECN) [mailto:leigh.lutenski@sfgov.org]  
**Sent:** Thursday, June 13, 2019 11:44 AM  
**To:** Hong, Seung Yen (CPC); Peter Waller; Kearstin Dischinger; Exline, Susan (CPC)  
**Cc:** Kushal Modi; Karen Murray (karen@vmwp.com)  
**Subject:** RE: Balboa Informational run through conference call

Hi Peter,

Please send me your final slides by 12:30 so that I can combine everything and get it ready to print and load onto Commission laptop.

Thanks! Leigh

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**From:** Hong, Seung Yen (CPC)  
**Sent:** Wednesday, June 12, 2019 7:46 PM  
**To:** Peter Waller <pwaller@pyatok.com>; Kearstin Dischinger <kdischinger@bridgehousing.com>; Exline, Susan (CPC) <susan.exline@sfgov.org>; Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>  
**Cc:** Kushal Modi <kushal@vmwp.com>; Karen Murray (karen@vmwp.com) <karen@vmwp.com>  
**Subject:** RE: Balboa Informational run through conference call

Hi all,

Just to be clear - we'd like to keep the approved FMP image but smaller than the current one; maybe photo images can be bigger.

Leigh, I'd like to update my slide tomorrow morning. I will send out the final PDF when ready. I've also added CCSF FMP and priority projects as backup slides.

Seung-Yen

Tel: 415 575 9026

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**From:** Peter Waller <[pwaller@pyatok.com](mailto:pwaller@pyatok.com)>

**Sent:** Wednesday, June 12, 2019 5:23 PM

**To:** Kearstin Dischinger <[kdischinger@bridgehousing.com](mailto:kdischinger@bridgehousing.com)>; Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>; Lutenski, Leigh (ECN) <[leigh.lutenski@sfgov.org](mailto:leigh.lutenski@sfgov.org)>; Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>

**Cc:** Kushal Modi <[kushal@vmwp.com](mailto:kushal@vmwp.com)>; Karen Murray (<[karen@vmwp.com](mailto:karen@vmwp.com)> <[karen@vmwp.com](mailto:karen@vmwp.com)>)

**Subject:** RE: Balboa Informational run through conference call

Sounds good. I will just swap out the one image of the PAEC for the image Leigh suggested and forward that in the morning  
Peter

Peter Waller, AIA  
Principal



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**From:** Kearstin Dischinger [<mailto:kdischinger@bridgehousing.com>]

**Sent:** Wednesday, June 12, 2019 5:18 PM

**To:** Exline, Susan (CPC); Lutenski, Leigh (ECN); Peter Waller; Hong, Seung Yen (CPC)

**Cc:** Kushal Modi; Karen Murray (<[karen@vmwp.com](mailto:karen@vmwp.com)>)

**Subject:** RE: Balboa Informational run through conference call

Great lets keep it as is. Peter I think our original plan and talking points will work. Kearstin

Kearstin Dischinger | Project Manager and Policy Planner  
BRIDGE Housing | 415.321.3515

---

**From:** Exline, Susan (CPC) [<mailto:susan.exline@sfgov.org>]

**Sent:** Wednesday, June 12, 2019 5:17 PM

**To:** Lutenski, Leigh (ECN) <[leigh.lutenski@sfgov.org](mailto:leigh.lutenski@sfgov.org)>; Kearstin Dischinger <[kdischinger@bridgehousing.com](mailto:kdischinger@bridgehousing.com)>; Peter Waller <[pwaller@pyatok.com](mailto:pwaller@pyatok.com)>; Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>

**Cc:** Kushal Modi <[kushal@vmwp.com](mailto:kushal@vmwp.com)>; Karen Murray (<[karen@vmwp.com](mailto:karen@vmwp.com)> <[karen@vmwp.com](mailto:karen@vmwp.com)>)

**Subject:** RE: Balboa Informational run through conference call

Hi all

My two cents is that the idea to keep the approved fmp image is fine, but can we make it a little less prominent on the slide? I want the point of this slide to be that we are collaborating with city college and that their process is continuing to iterate on design and less about the actual design itself.

We will bring this image and the latest city college image approved by the board of trustees and can answer questions if asked about the status. I would like to try to avoid getting into the details of their process because as we know it continues to evolve.

Thanks  
Sue

**Sue Exline**  
**Principal Planner, Citywide Planning Division**

Planning Department, City and County of San Francisco  
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**Direct:** 415-558-6332 **Fax:** 415-558-6409  
**Email:** [susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)  
**Web:** [www.sfplanning.org](http://www.sfplanning.org)

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**From:** Lutenski, Leigh (ECN)  
**Sent:** Wednesday, June 12, 2019 5:00 PM  
**To:** Kearstin Dischinger <[kdischinger@bridgehousing.com](mailto:kdischinger@bridgehousing.com)>; Peter Waller <[pwaller@pyatok.com](mailto:pwaller@pyatok.com)>; Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>  
**Cc:** Kushal Modi <[kushal@vmwp.com](mailto:kushal@vmwp.com)>; Karen Murray (<[karen@vmwp.com](mailto:karen@vmwp.com)> <[karen@vmwp.com](mailto:karen@vmwp.com)>; Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>  
**Subject:** RE: Balboa Informational run through conference call

Hi all,

I've looped in Sue as well. I could also go either way – if the talking points are brief and mostly about general coordination, then stick with the images you have that show the “approved” FMP. It would probably stir the pot less that way too. I like Kearstin's suggestion.

Attached are the City slides. Note that slides 13+ are going to be for backup only if needed during Q&A. We will turn it over to Peter at slide 12. Let us know if you have any comments. I'll need everyone's final slides by noon tomorrow to combine into one PPT and load it onto the hearing room computer. I will also print copies for the Commissioners.

Leigh

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**From:** Kearstin Dischinger [<mailto:kdischinger@bridgehousing.com>]  
**Sent:** Wednesday, June 12, 2019 4:57 PM  
**To:** Peter Waller <[pwaller@pyatok.com](mailto:pwaller@pyatok.com)>; Lutenski, Leigh (ECN) <[leigh.lutenski@sfgov.org](mailto:leigh.lutenski@sfgov.org)>; Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>  
**Cc:** Kushal Modi <[kushal@vmwp.com](mailto:kushal@vmwp.com)>; Karen Murray (<[karen@vmwp.com](mailto:karen@vmwp.com)> <[karen@vmwp.com](mailto:karen@vmwp.com)>  
**Subject:** RE: Balboa Informational run through conference call

This is an oversight on my part, sorry. That said I imagine it will be harder to talk about how we did site planning related to the proposed FMP when we are only looking at the recommended FMP.

That said if we show the full plan and the audience is full of CCSF community members it could really stand to confuse the public.



I could go either way here, if the decision were left to me, I'd keep the full plan and make sure to mention that 'we understand that the college continues to work on the FMP and the FMP will be implemented in phases – but for planning purposes we considered the full building out.

Thanks, Kearstin

Kearstin Dischinger | Project Manager and Policy Planner  
BRIDGE Housing | 415.321.3515

---

**From:** Peter Waller [<mailto:pwaller@pyatok.com>]

**Sent:** Wednesday, June 12, 2019 4:43 PM

**To:** Lutenski, Leigh (ECN) <[leigh.lutenski@sfgov.org](mailto:leigh.lutenski@sfgov.org)>; Kearstin Dischinger <[kdischinger@bridgehousing.com](mailto:kdischinger@bridgehousing.com)>; Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>

**Cc:** Kushal Modi <[kushal@vmwp.com](mailto:kushal@vmwp.com)>; Karen Murray ([karen@vmwp.com](mailto:karen@vmwp.com)) <[karen@vmwp.com](mailto:karen@vmwp.com)>

**Subject:** RE: Balboa Informational run through conference call

Hi Leigh

Apologies, I missed the full detail on your previous instructions. We can make these changes.

In terms of which site plan to use, the Approved Facilities Master Plan on page 4 tells a more complete story in terms of the context for our planning work, including the potential West Parking Structure – but I am glad to include

Recommended Project List on slide 5 if others prefer.

Kearstin and Joe do you have any preference?

Peter

Peter Waller, AIA  
Principal



T. 510.465.7010 x110 / [pwaller@pyatok.com](mailto:pwaller@pyatok.com)

---

**From:** Lutenski, Leigh (ECN) [<mailto:leigh.lutenski@sfgov.org>]

**Sent:** Wednesday, June 12, 2019 4:33 PM

**To:** Peter Waller; Kearstin Dischinger; Hong, Seung Yen (CPC)

**Cc:** Kushal Modi; Karen Murray ([karen@vmwp.com](mailto:karen@vmwp.com))

**Subject:** RE: Balboa Informational run through conference call

Hi all,

The City College slide still shows their full FMP and not the "priority projects" redesign. See attached email. Do you have a preference for keeping it with the older plan?

---

**From:** Peter Waller [<mailto:pwaller@pyatok.com>]

**Sent:** Wednesday, June 12, 2019 3:35 PM

**To:** Kearstin Dischinger <[kdischinger@bridgehousing.com](mailto:kdischinger@bridgehousing.com)>; Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>; Lutenski, Leigh (ECN) <[leigh.lutenski@sfgov.org](mailto:leigh.lutenski@sfgov.org)>

**Cc:** Kushal Modi <[kushal@vmwp.com](mailto:kushal@vmwp.com)>; Karen Murray ([karen@vmwp.com](mailto:karen@vmwp.com)) <[karen@vmwp.com](mailto:karen@vmwp.com)>

**Subject:** RE: Balboa Informational run through conference call

Leigh and Seung Yen

Attached is a higher resolution pdf. If this does not do the trick we insert higher resolution images – but that may have to be tomorrow morning first thing. Let us know,

Thanks

Peter

Peter Waller, AIA  
Principal



T. 510.465.7010 x110 / pwaller@pyatok.com

---

**From:** Kearstin Dischinger [<mailto:kdischinger@bridgehousing.com>]

**Sent:** Wednesday, June 12, 2019 3:24 PM

**To:** Hong, Seung Yen (CPC); Lutenski, Leigh (ECN)

**Cc:** Kushal Modi; Peter Waller; Karen Murray ([karen@vmwp.com](mailto:karen@vmwp.com))

**Subject:** RE: Balboa Informational run through conference call

Design team – the city wants higher res images for the last few pages. IF you have time please send that over to planning directly. Thanks, K

Kearstin Dischinger | Project Manager and Policy Planner  
BRIDGE Housing | 415.321.3515

---

**From:** Hong, Seung Yen (CPC) [<mailto:seungyen.hong@sfgov.org>]

**Sent:** Wednesday, June 12, 2019 3:18 PM

**To:** Kearstin Dischinger <[kdischinger@bridgehousing.com](mailto:kdischinger@bridgehousing.com)>; Lutenski, Leigh (ECN) <[leigh.lutenski@sfgov.org](mailto:leigh.lutenski@sfgov.org)>

**Subject:** RE: Balboa Informational run through conference call

Thanks Kearstin. Is it possible to have higher res images on Pages 5-9? The legend text seems too small and blurry - for folks who will be looking at hard copies.

Seung-Yen

Tel: 415 575 9026

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**From:** Kearstin Dischinger <[kdischinger@bridgehousing.com](mailto:kdischinger@bridgehousing.com)>

**Sent:** Wednesday, June 12, 2019 2:00 PM

**To:** Lutenski, Leigh (ECN) <[leigh.lutenski@sfgov.org](mailto:leigh.lutenski@sfgov.org)>; Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>

**Subject:** FW: Balboa Informational run through conference call

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Our final slides. Kearstin

Kearstin Dischinger | Project Manager and Policy Planner  
BRIDGE Housing | 415.321.3515

---

**From:** Peter Waller [<mailto:pwaller@pyatok.com>]

**Sent:** Wednesday, June 12, 2019 8:34 AM

**To:** Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>; Kearstin Dischinger <[kdischinger@bridgehousing.com](mailto:kdischinger@bridgehousing.com)>; Karen Murray ([karen@vmwp.com](mailto:karen@vmwp.com)) <[karen@vmwp.com](mailto:karen@vmwp.com)>; Kushal Modi <[kushal@vmwp.com](mailto:kushal@vmwp.com)>  
**Subject:** RE: Balboa Informational run through conference call

Joe and Kearstin

Attached is our final presentation. Feel free to forward to the City, or we can forward directly.

No changes other than the one clean up Joe requested below.

Peter

Peter Waller, AIA  
Principal



T. 510.465.7010 x110 / [pwaller@pyatok.com](mailto:pwaller@pyatok.com)

---

**From:** Joe Kirchofer [[mailto:Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)]  
**Sent:** Tuesday, June 11, 2019 12:42 PM  
**To:** Peter Waller; Kearstin Dischinger; Karen Murray ([karen@vmwp.com](mailto:karen@vmwp.com)); Kushal Modi  
**Subject:** RE: Balboa Informational run through conference call

Hi Peter –

Looks good.

One minor cleanup comment:

Slide 2: Still showing “M” and now also “K”. It looks like we are not sure what MUNI line goes where. If we can’t erase the “M”, then at least cover over the one along Ocean Ave with the “K”.

Also, please note, per Slide 4: Moving north street is still very much alive... despite the lack of consistency from CCSF in its images. Its just that CCSF doesn’t know what it is doing. Feel free to mention this as a possibility in your remarks. Or just gloss over it... maybe not the most important feature. Up to you.

-joe

---

**From:** Peter Waller [<mailto:pwaller@pyatok.com>]  
**Sent:** Monday, June 10, 2019 7:04 PM  
**To:** Kearstin Dischinger <[kdischinger@bridgehousing.com](mailto:kdischinger@bridgehousing.com)>; Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>; Karen Murray ([karen@vmwp.com](mailto:karen@vmwp.com)) <[karen@vmwp.com](mailto:karen@vmwp.com)>; Kushal Modi <[kushal@vmwp.com](mailto:kushal@vmwp.com)>  
**Subject:** [EXT] RE: Balboa Informational run through conference call

Kearstin and Joe

Attached is an updated draft, now just 20 slides. I adjusted a few minor items in text. Please give it one last review.

I changed the bullet points on last slide to avoid being redundant with City slides, please review and let me know if you want to adjust.



Peter

Peter Waller, AIA  
Principal



T. 510.465.7010 x110 / pwaller@pyatok.com

[\[pyatok.com\]](http://pyatok.com)

---

**From:** Kearstin Dischinger [<mailto:kdischinger@bridgehousing.com>]  
**Sent:** Monday, June 10, 2019 3:35 PM  
**To:** Peter Waller; Joe Kirchofer; Karen Murray ([karen@vmwp.com](mailto:karen@vmwp.com)); Kushal Modi  
**Subject:** RE: Balboa Informational run through conference call

I think they just wanted you to pull from ccsf's latest slide deck – so any of the images in the pdf I sent. Sadly it has north drive in the 'wrong' spot. . . ugh.

Kearstin Dischinger | Project Manager and Policy Planner  
BRIDGE Housing | 415.321.3515

---

**From:** Peter Waller [<mailto:pwaller@pyatok.com>]  
**Sent:** Monday, June 10, 2019 3:20 PM  
**To:** Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>; Kearstin Dischinger <[kdischinger@bridgehousing.com](mailto:kdischinger@bridgehousing.com)>; Karen Murray ([karen@vmwp.com](mailto:karen@vmwp.com)) <[karen@vmwp.com](mailto:karen@vmwp.com)>; Kushal Modi <[kushal@vmwp.com](mailto:kushal@vmwp.com)>  
**Subject:** RE: Balboa Informational run through conference call

Thanks Joe and Kearstin

- We will make the adjustments requested and will forward final slides by end of day tomorrow or first thing on Wednesday.
- I did a dry run on our slides and can keep it to 8 minutes, leaving 2 minutes for Kearstin. Does that work? It can be trimmed further if need be.
- Regarding note 1 below, is there a particular image they wanted us to use for the CCSF presentation? If we can choose we would use the attached plan view from the presentation they provided. Let us know if that is OK

Peter

Peter Waller, AIA  
Principal



T. 510.465.7010 x110 / pwaller@pyatok.com

[\[url.emailprotection.link\]](http://url.emailprotection.link)

---

**From:** Joe Kirchofer [[mailto:Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)]  
**Sent:** Monday, June 10, 2019 3:10 PM  
**To:** Kearstin Dischinger; Peter Waller; Karen Murray ([karen@vmwp.com](mailto:karen@vmwp.com)); Kushal Modi  
**Subject:** RE: Balboa Informational run through conference call

Hi Peter –

Also FYI – attached are the City's (very rough) draft slides.

Thinking is that the “next steps” slide will move, and that the transition will happen on slide 11.

Happy to discuss if any ?s.

-Joe

---

**From:** Kearstin Dischinger [<mailto:kdischinger@bridgehousing.com>]

**Sent:** Monday, June 10, 2019 2:57 PM

**To:** Peter Waller <[pwaller@pyatok.com](mailto:pwaller@pyatok.com)>; Karen Murray ([karen@vmwp.com](mailto:karen@vmwp.com)) <[karen@vmwp.com](mailto:karen@vmwp.com)>; Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>; Kushal Modi <[kushal@vmwp.com](mailto:kushal@vmwp.com)>

**Subject:** [EXT] FW: Balboa Informational run through conference call

Notes from our meeting with the City on your slides:

1. Please use the attached image for the slide on CCSF for the FMP plan
2. We’ve been asked to remove slide 1 and 2 from our slide deck. City staff will leave the presentation on a version of our slide 2 that is a bit longer. That is where Peter will start. Peter if this causes huge issues for how you orient your notes please do let us know.
3. We’ve been asked to condense the preso where possible. To make sure we really are at 10 minutes. There were several suggestions kicked around about how this might be done – including putting all the open space stuff together, shortening the open space section, re-org a few slides a bit, but I think tall this is better left to the speaker – so please trim some fat.

City folks would like a final version of the slides Wednesday morning. They will consolidate all the presos and print hard copies for the commissioners.

Please let us know if you have any questions. Kearstin

Kearstin Dischinger | Project Manager and Policy Planner  
BRIDGE Housing | 415.321.3515

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**From:** Lutenski, Leigh (ECN) [<mailto:leigh.lutenski@sfgov.org>]

**Sent:** Monday, June 10, 2019 2:53 PM

**To:** Nora Collins <[Nora\\_Collins@avalonbay.com](mailto:Nora_Collins@avalonbay.com)>; Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>; Kearstin Dischinger <[kdischinger@bridgehousing.com](mailto:kdischinger@bridgehousing.com)>; Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>; Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>

**Subject:** RE: Balboa Informational run through conference call

For your PDF slide 6 – please replace the map with the one on attached slide 5. Also the image on slide 9 should replace the one in the bottom right corner of the performing arts center.

---

**From:** Lutenski, Leigh (ECN)

**Sent:** Monday, June 10, 2019 2:06 PM

**To:** Nora Collins <[Nora\\_Collins@avalonbay.com](mailto:Nora_Collins@avalonbay.com)>; Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>; Kearstin Dischinger <[kdischinger@bridgehousing.com](mailto:kdischinger@bridgehousing.com)>; Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>; Hong, Seung Yen (CPC)



<[SeungYen.Hong@sfgov.org](mailto:SeungYen.Hong@sfgov.org)>

**Subject:** Balboa Informational run through conference call

-----  
Leigh Lutenski  
Project Manager, Joint Development  
Office of Economic and Workforce Development  
San Francisco City Hall, Room 448  
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