
From: Hong, Seung Yen (CPC)
Sent: Tuesday, June 18, 2019 3:59 PM
To: Peter Waller; Nora Collins; Karen Murray; Kearstin Dischinger (kdischinger@bridgehousing.com); Gary Strang; wingmok (wingmok@glsarch.com)
Cc: Joe Kirchofer; Kushal Modi; Exline, Susan (CPC); Lutenski, Leigh (ECN); Nickolopoulos, Sheila (CPC)
Subject: RE: Balboa 6/19 DSG Review meeting agenda

Thanks Peter. Sounds good!

Seung-Yen
Tel: 415 575 9026

From: Peter Waller <pwaller@pyatok.com>
Sent: Tuesday, June 18, 2019 3:35 PM
To: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>; Nora Collins <Nora_Collins@avalonbay.com>; Karen Murray <karen@vmwp.com>; Kearstin Dischinger (kdischinger@bridgehousing.com) <kdischinger@bridgehousing.com>; Gary Strang <gary@glsarch.com>; wingmok (wingmok@glsarch.com) <wingmok@glsarch.com>
Cc: Joe Kirchofer <Joe_Kirchofer@avalonbay.com>; Kushal Modi <kushal@vmwp.com>; Exline, Susan (CPC) <susan.exline@sfgov.org>; Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>; Nickolopoulos, Sheila (CPC) <sheila.nickolopoulos@sfgov.org>
Subject: RE: Balboa 6/19 DSG Review meeting agenda

Thanks Seung Yen.

This generally looks good to us. We can probably stay until 5:00 if that works for you. If we have additional time we would suggest addressing the items included below in red, and expanding the time for discussion of open space.

1. Welcome and updates: 5 min
2. Overall feedback about the revisions and document structure (vision, design principles, etc): 15 min
3. Questions from the sponsors (outside the topics listed below): 15 min

Design team questions regarding Chapter 2

- Design principles, Key places, Design Framework

4. Overview of topic specific discussion items:
 - a. Open Space: **30 min**
 1. SFPUC retained fee, access to Building A, [service access](#)
 2. Overall program and interaction with adjacent buildings
 3. Pavilion and streetwalls
 4. **Dog park location**
 5. **50% planting for Bio-diversity, Vs program space**
 6. **Community porch at Community Room**
 7. **Storm water strategy**
 8. **Brighton and San Ramon Paseo design**
 9. **Residential Open Space design**
 - b. Land Use: 10 min
 1. Land use table and definitions
 2. Zoning controls and additional housing option
 - c. Building Design: 15 min
 1. **Design Intent Section**
 2. Off-street loading

3. Townhomes
4. Projections and zoning control related standards
- d. Sustainability: 10 min
 1. Bioretention and raingardens
 2. Non potable water ordinance and townhomes
 3. Zero carbon buildings
 4. Living roofs
 5. % of green areas
 6. TDM
5. Next steps and meetings: 5 min

We will see you tomorrow at 3:00 PM
Peter

Peter Waller, AIA
Principal



T. 510.465.7010 x110 / pwaller@pyatok.com

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

Sent: Tuesday, June 18, 2019 11:27 AM

To: Nora Collins; Karen Murray; Peter Waller; Kearstin Dischinger (kdischinger@bridgehousing.com); Gary Strang; wingmok (wingmok@glisarch.com)

Cc: Joe Kirchofer; Kushal Modi; Exline, Susan (CPC); Lutenski, Leigh (ECN); Nickolopoulos, Sheila (CPC)

Subject: RE: Balboa 6/19 DSG Review meeting agenda

Hi all,

Here's our proposed draft agenda. For Agenda Item #4, we probably won't get into detail or reach any conclusion given the limited time. We'd like to use this meeting time to clarify our comments and define next steps to address them.

Please let us know if you'd like to add any discussion items. Please note that we have the meeting room until 5, so if needed, we can have a 2-hour meeting, but we aim for 1.5 hours.

1. Welcome and updates: 5 min
2. Overall feedback about the revisions and document structure (vision, design principles, etc): 15 min
3. Questions from the sponsors (outside the topics listed below): 15 min
4. Overview of topic specific discussion items:
 - a. Open Space: 15 min
 1. SFPUC retained fee (+ access to Building A)
 2. Overall program and interaction with adjacent buildings
 3. Pavilion and streetwalls
 - b. Land Use: 10 min
 1. Land use table and definitions
 2. Zoning controls and additional housing option
 - c. Building Design: 15 min
 1. Off-street loading
 2. Townhomes
 3. Projections and zoning control related standards
 - d. Sustainability: 10 min

1. Bioretention and raingardens
 2. Non potable water ordinance and townhomes
 3. Zero carbon buildings
 4. Living roofs
 5. % of green areas
 6. TDM
5. Next steps and meetings: 5 min

Look forward to the meeting!

Best,

Seung-Yen

Tel: 415 575 9026

-----Original Appointment-----

From: Nora Collins <Nora_Collins@avalonbay.com>

Sent: Thursday, June 06, 2019 11:26 AM

To: Nora Collins; Karen Murray; Peter Waller (pwaller@pyatok.com); Kearstin Dischinger (kdischinger@bridgehousing.com); Gary Strang (gary@glsarch.com); wingmok (wingmok@glsarch.com); Hong, Seung Yen (CPC)

Cc: Joe Kirchofer; Kushal Modi

Subject: DSG Review

When: Wednesday, June 19, 2019 3:00 PM-4:30 PM (UTC-08:00) Pacific Time (US & Canada).

Where: Planning Room 519

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

Could you please send an invite? I can forward it to our internal Planning staff. I've reserved Room 519. Everyone needs to check in at the 4th floor reception.

Thanks!

Seung-Yen

Tel: 415 575 9026

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