

From: james.earl
To: [Roe, Dilan, Env. Health](mailto:Roe.Dilan.Env.Health)
Cc: [Jamie Choy; pvanness@signaturedevelopment.com](mailto:pvanness@signaturedevelopment.com)
Subject: RE: Negherbon/Broadway Grand Site Status, R00003095
Date: Monday, September 24, 2012 4:51:55 PM
Attachments: [Broadway-24th-Valley-24thproposeddeve.pdf](#)

Dilan -

The following are responses to the questions in your email of 21 September 2012.

Project description: The project consists of the square block bounded by Broadway, 23rd, Valley and 24th Streets, not including two outparcels (see attached figure). Six existing buildings on Broadway will be rehabbed and converted from auto showrooms into new commercial spaces (current potential tenants include restaurant and office type uses). One building at the corner of 24th and Valley will be rehabbed into 8 loft apartments. Two buildings (421 24th Street and 444 23rd Street) will be demolished and replaced with three story 30-unit and 60-unit apartment buildings, respectively. Parcels in the development: 8-739-2, 8-739-4, 8-739-5, 8-739-6, 8-739-7

Schedule: 2301, 2315/23 and 2321 Broadway will begin construction in 4Q12 and be inhabited in 2Q13. 2337, 2343 and 2345 Broadway will begin construction in 2Q13 and be inhabited in 4Q13. The residential units will begin construction in 3Q13 and be completed and leased up in 4Q14.

Note that the block between 24th Street, Valley, Grand, and Broadway was previously redeveloped and is not part of the current redevelopment.

Data collected in the block between Broadway, 23rd, Valley, and 24th are summarized in a figure submitted previously by EKI, as we have discussed.

Please let me know if there is any additional information you need. We are anxious to get the process started so that we can get the environmental issues related to the development resolved in a timeframe that will not impact the construction schedules.

Thanks for your help with this.

Earl

Earl James
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From: Roe, Dilan, Env. Health [Dilan.Roe@acgov.org]
Sent: Friday, September 21, 2012 3:35 PM
To: james, earl
Subject: Re: Negherbon/Broadway Grand Site Status, R00003095

Hi Earl:

During my meeting with Donna we decided that we would like additional information on the proposed Parcel B redevelopment project, as site investigation data submitted in your Phase I and II reports indicates contaminants have been detected on other parcels located within the city block bounded by Broadway, 24th Street, Valley and Grand. Please send a description of the proposed redevelopment project including a list of all the parcels located within the boundaries of the total project, site conceptual plans that show land use within the projects, and the redevelopment project schedule. Upon receipt of the requested items we will finalize our comments.

