
From: Gosney, Paige <pgosney@allenmatkins.com>
Sent: Monday, September 8, 2025 10:15 AM
To: Gillison, John <John.Gillison@cityofrc.us>; Andrew Wennerstrom <awennerstrom@theprevitigroup.com>; Fogt, Matthew <mfogt@allenmatkins.com>
Cc: James Previti <JPreviti@theprevitigroup.com>; Cox, Elisa <Elisa.Cox@cityofrc.us>; Mark Hicks <mhicks@theprevitigroup.com>; Stratos Georgopoulos <sgeorgopoulos@theprevitigroup.com>; Nakamura, Jennifer <Jennifer.Nakamura@cityofrc.us>; nghirelli@rwglaw.com; Weldon, Jason <Jason.Weldon@cityofrc.us>; Steven Imhoof <SImhoof@theprevitigroup.com>
Subject: RE: TDR

John:

Thank you for sending this over. We are reviewing now and will have some thoughts that we'd like to discuss. To that end, I think that a telephone call to talk things through would be helpful. How is the City's availability for a call tomorrow afternoon or Wednesday?

Paige

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From: Gillison, John <John.Gillison@cityofrc.us>
Sent: Saturday, September 6, 2025 10:40 AM
To: Gosney, Paige <pgosney@allenmatkins.com>; Andrew Wennerstrom <awennerstrom@theprevitigroup.com>; Fogt, Matthew <mfogt@allenmatkins.com>
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Subject: TDR

CAUTION: External Email

Paige

We believe this revised TDR should address everyone's prior concerns. The remaining area of possible discussion is what happens when you have a PA that is at 6-8 DU for example, and either your team as the Master Developer or one of the Guest Builders, wants to transfer density out of the Density Bank and use it to increase the DU of the Planning Area immediately adjacent. Matt Fogt had previously stipulated that as long as you didn't exceed the DU of that multi-story walkup it should be fine with no restrictions. That particular building type can be as dense as 30-35 DU per acre and we believe it would be poor planning, create community outrage, and makes no sense to have 35 DU literally 10' away from 6 DU. Our proposal would require your team do more planning ahead work, but if you had a PA that was at 6 DU, then the adjacent one

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