

Piozet, Jennifer

From: Moody, Doug
Sent: Wednesday, May 2, 2018 10:48 AM
To: Owrang, Malahat; 'Talbo, Ellen'; Lapustea, Florin; Piozet, Jennifer
Subject: Re: Bascom Village--stoplight @ Lindaire Ave

Thanks, Malahat.

I'm also looping in Jennifer Piozet, who is the PM for the S Bascom Urban Village Plan, which is scheduled to do to City Council on May 8.

Best,
Doug

From: Owrang, Malahat
Sent: Wednesday, May 2, 2018 10:04:22 AM
To: 'Talbo, Ellen'; Moody, Doug; Lapustea, Florin
Subject: FW: Bascom Village--stoplight @ Lindaire Ave

Hi Ellen, Doug, and Florin,
I received attached letter form a group of Fruitdale area residents. I talked to them on phone too. The comment letter is about location of the new crosswalk/signalized crosswalk around senior housing development (1015 Bascom Ave.) in front of Bascom Community Center. I am forwarding you this email because the letter is addressed to VTA, County of Santa Clara and City of San Jose.

Thank you,

Malahat

From: Florence Nessler
Sent: Wednesday, May 02, 2018 9:26 AM
To: Owrang, Malahat
Subject: Bascom Village--stoplight @ Lindaire Ave

Malahat, the portion of this document that relates to the VTA is the placement of the stoplight. The stoplight seems overkill and will be a traffic nuisance to traffic on Bascom. Residents want to cross the busy street, not annoy the drivers on Bascom Ave. You might note that the paragraphs regarding the crossing lights also request a safe middle zone. As I watch people cross Bascom, they often carry a variety of items with them and can be on a variety of sitting, riding devices. I see putting the crosswalk where the majority of people live and might want to cross to the city library more advantageous to the largest number of people.

Marie Nessler

Marica Healy

Carol Herzog

Heinz Bodeker

Conserve paper. Think before you print.

To the VTA

City of San Jose

County of Santa Clara

We the homeowners and residents of Fruitdale area of San Jose respectfully request the following changes to the South Bascom Village plans for 2040.

First the proposed Assisted Living project planned for 1015 Bascom Ave (CP 17-046) is too large. A six story building on that site is too large to fit into the current one and two story businesses facing Bascom. Second we are concerned that starting a renovation of Bascom Ave. with a six story building will lead to what next, a ten story building. Third, where is the firetruck with the ladders and equipment to reach a six story building. It is not safe to build a six story assisted living environment for elderly with no safety procedures for evacuation in fire or earthquake. Another reason the proposed project is too large is the looming size of a six story building that will overshadow, overwhelm the rear of four single story residential homes that face Lindaire Ave. These homes have graced the community for over 50 years and stand to lose the sunlight and quiet that the residents have loved.

We respectfully request the plan members to review the plans and walk the backyards of this community to see the impact this massive project threatens.

Second the VTA has proposed a stoplight at the intersection of Lindaire Ave. and Bascom Ave. We suggest that the proposed location of this stoplight is first, too close to the current stoplight located at Fruitdale and Bascom Ave. One member of Fruitdale area clocked the distance, between the light at Fruitdale and the proposed Lindaire Ave. light, to be 2/10 of a mile. This is too short of a distance between lights and would disrupt the traffic flow on Bascom Ave. At Fruitdale and Bascom walkers can cross to the McDonald's, 7-11, a dental office, or the hospital. If a stoplight were placed at Lindaire Ave. and Bascom Ave. the crosswalk would lead walkers to an appliance store or the record store. Walkers frequent the McDonald's and 7-11 store more often than the appliance or record store. Additionally Lindaire Ave. is a two block residential street with one two story home. Lindaire Ave. dead ends into a church with a private tot park. A stoplight on Lindaire Ave. at Bascom Ave. would misdirect traffic off Bascom Ave. into a walking, residential area that is currently a safe walking area for seniors and children.

The Fruitdale area group would like to propose a "cross walk" with embedded lights and a medium refuge be located in front of the proposed assisted living project on Bascom Ave. and the existing public library also located on Bascom Ave. The Fruitdale area group believes that a safe cross walk at this location sends two messages. First, we do encourage everyone to get out walk or ride a bike in our community, second, cross and go right to the community library, read, go to the community room, cut through the parking lot to get to Del Mar High School. The proposed cross walk should have separate controls to stop traffic separately heading south and heading north on Bascom Ave. Walkers or bikers crossing Bascom need to traverse six lanes of traffic. More agile folks require less time to cross three lanes at a time than our seniors or parents with children. Stopping all six lanes of Bascom Ave. at one

time for pedestrians is a nightmare for traffic on the opposite side of the walkers. Stopping Bascom traffic is disrespectful for the cars on the unaffected direction. We would like to see the North and South directions controlled with independent crosswalk lights and the portable hand flags with flag storage baskets located at the control stations. Can the controls be labeled as ADA timed or Jogger timed? We request a safe medium location between the six lanes with room for multiple bikes to rest out of the way of traffic and perhaps a bench or a rest area for our more senior/ADA population, well light, solar, and safe. We consider the placing of a cross walk between the library and the assisted living project to be more desirable due to the distance from the existing light at Fruitdale and Bascom to be greater. Second the cross walk connects two high traffic areas. The cross walk gives safe walkability to a high population assisted living facility to a public amenity of a library/community center. The location connecting the library to safe walking also encourages our high school population to cross right at the library with the option of library usage right in students easy reach and daily mindset. Lastly, moving the cross walk to the library/assisted living location keeps the integrity of the side streets residential.

Please feel free to communicate with our Fruitdale area members.

Marsha

Heinz

Carol

Jolene

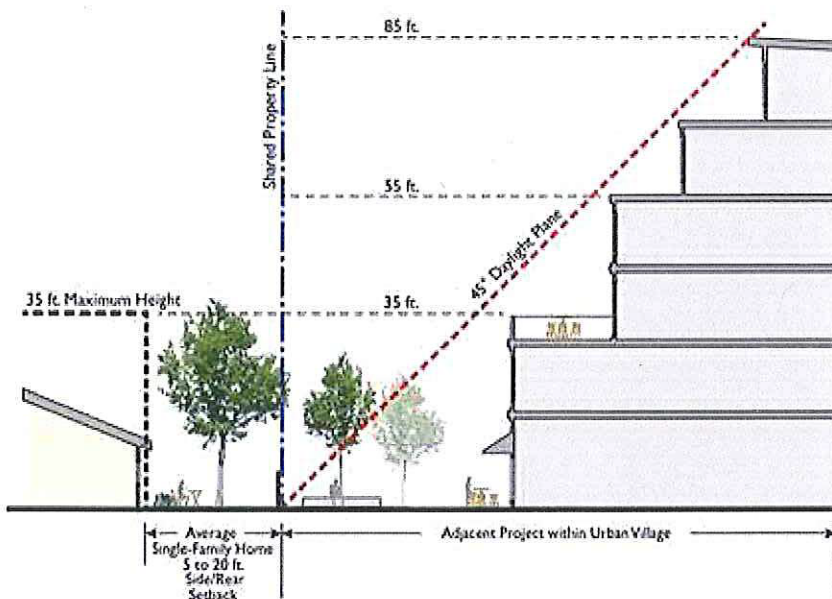
Nein & Oscar

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Friday, May 4, 2018 4:55 PM
To: 'mnessler'
Subject: RE: Building Height on Bascom Ave. San Jose

The new diagram shows a single-story house as comparison.

Figure 5.2: Transitional Height Diagram applies to properties inside and outside the Urban Village boundary with a Residential Neighborhood General Plan designation



Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: mnessler

Sent: Friday, May 4, 2018 2:27 PM

To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>

Subject: RE: Building Height on Bascom Ave. San Jose

Please refresh my memory on the range. As I recall a number of residents objected to the planners using a two story house height to compare to the proposed new buildings when in reality only one house out of 45 is a two story.

Marie nessler

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Friday, May 4, 2018 4:59 PM
To: 'Jackie Tonkel'
Cc: District 6
Subject: RE: Revised: South Bascom (North) Urban Village Community Open House - Thursday, February 15, 2018

Hi Jackie,

Height requirements would be discussed on a project by project basis and cannot exceed the allowed heights in the Urban Village Plan. So when a project is on file, the discussion of height is had. The Plan just sets the maximums. The growth numbers allocated to the Plan area were done as part of the Envision San Jose 2040 General Plan update and allocated based upon the size of the village and the growth potential. The heights vary among every Urban Village Plan. West San Carlos has narrower lots which means shorter maximum heights make more sense. South Bascom has larger, deeper lots which can accommodate more height.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building, and Code Enforcement
City of San José | 200 East Santa Clara Street
Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894
For more information: www.sanjoseca.gov/planning or www.sjpermits.org


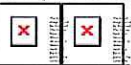
From: Jackie Tonkel [mailto:jackie@sanjoseca.gov]
Sent: Friday, May 4, 2018 11:52 AM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Cc: District 6 <district6@sanjoseca.gov>
Subject: Revised: South Bascom (North) Urban Village Community Open House - Thursday, February 15, 2018

revised...

Dear Jennifer,

I'm sadden and confused by this, your quote - "The following items were not included in the amenities list as they are not project amenities that can be asked of a development project above and beyond existing requirements. Many of these items are addresses through the San Jose Municipal Code or the design guidelines or policies in the Urban Village Plan."

# Dots	Topic
69	Protection of privacy for adjacent single-family homes with open backyards (setbacks, building height restrictions are inadequate)
18	limit building height to 4 stories

5	maintain existing lanes of traffic/vehicle thru-put capacities
18	no narrowing of street width or car lane width
6	no buildings over 4 stories 
15	Require adequate parking for all residential buildings 
1	No blank walls facing sidewalks/inviting facades

By far Jennifer, the comments/requests for lower height requirements of the South Bascom Urban Village development project (69,18, and 6 for a total of 92) are requested at the Feb 18, 2018 South Bascom (North) Urban Village Community Open House. Perhaps there is some confusion as it doesn't make sense the majority of the comment/requests will be ignored. Why can't height requirements be asked of a yet-to-be-voted-on development project? I thought that's why we were at the community meeting. Please help me understand this.

There 1500 new units proposed in the South Bascom Urban Development Plan. However, the Gateway Station (Dick Center Signature Project) of 800 units along with the 700 additional units proposed crossed the street at the Southwest Plaza at Bascom Station, calculated by 2 or 3 tenants per unit means there could be as many as 4500 new neighbors just across the street from our 70 year old established Pamilar-Borello community. Add the 700 additional units outside the Gateway Station development, but still within the South Bascom Urban (Northern) Development Plan and the number of new residents within an one mile radius is 6600. Can you somehow justify these numbers to us because it feels awful.

The "Noticing Radius of 500 feet" blurb on the Public Hearing Notice is disingenuous, leaving the majority of my neighbors uninformed and left out of the discussion but impacted by the projects. The impact on our schools, traffic, public utilities and quality of life for our neighborhood will be severely impacted by this density.

Counsel member Dev Davis uses the, "more housing equals affordable housing" argument, I find it a weak argument. Developers/landlords will market to achieve the highest rates possible regardless of inventory, that's how they and our economic system works unfortunately.

- Building height has little to do with affordability. The argument that a limit on building height restricts housing supply and thus leads to higher prices is essentially the same argument made against Portland's urban growth boundary. In both cases, it's hogwash: if affordability were closely related to building height and density, New York City and San Francisco would be the two most affordable big cities in America. <https://www.citylab.com/solutions/2012/11/urbanist-case-keeping-dcs-height-restrictions/3934/>

Why are the height restrictions of the West San Carlos Urban Village Plan at 85 feet maximum vs the South Bascom Urban Development Plan almost double that of 150 feet maximum? It can't just be because

of light rail. My job allows me to drive all of San Jose. Along 1st Street in San Jose, adjacent and running parallel to light rail, (where there are no existing, old neighborhoods) many new developments have pleasant 4 to 5 story new multifamily complexes. Additionally, the 2 latest new multifamily developments on N. Bascom across from Whole Foods at Hamilton, which are also close to light rail are only 4 and 5 stories high complexes (where there are no existing, old neighborhoods). Why is our community so lucky as to get the high mid-raises just across the street?

I wish our counsel member Dev Davis respected our Pamilar-Borelle community more. It appears she does not. It seems we are expendable and of little regard. Without a fight we will get tallest development project in the area in our old sweet neighborhood.

Additionally, regardless of how the end development projects will be, the community needs reassurance tenant parking for any new large developments will be below ground and not spill over onto our neighborhood streets.

I hope this email/letter will be taken into consideration,

Jackie Tonkel

Jose

From: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>

Sent: Monday, March 12, 2018 10:33 AM

To: Jackie Tonkel

Subject: RE: South Bascom (North) Urban Village Community Open House - Thursday, February 15, 2018

Hi Jackie,

Thank you for your email and I apologize for the lateness of my reply. I've added you to the Dick's Center mailing list so you will receive updates as the project moves forward. I will include answers to your questions below. Please let me know if I've missed anything or you have further questions.

- The General Plan designated 1,560 new residential units to be placed within the boundaries of the South Bascom (North) Urban Village, and the General Plan drafting was part of a four-year community task force effort. The 1,560 units is a goal to be reached over the next 20 to 30 years.
- The numerous community meetings (held October 24, 2012, September 30, 2013, February 10, 2014, and February 15, 2018) all provided a forum for the City to gather in-person feedback from the community. Staff is also available to receive comments by phone, mailed letter, and email. The Planning Commission public hearing held in November 2017 was also another forum for concerns and ideas to be expressed.
- Additional community input will be sought for the Dick's Center project specifically. I've already received input from community members who have seen the sign on site.
- Improvement of the existing street or utility infrastructure is studied as part of any development permit. If, for example, the sewer line is at capacity, a project would be required to upgrade the sewer capacity in the

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Friday, May 4, 2018 1:58 PM
To: 'mnessler'
Subject: RE: Building Height on Bascom Ave. San Jose

Hello Marie,

The heights are not unlimited, they are a range, and these heights were shared at the community meeting.

Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: mnessler
Sent: Friday, May 4, 2018 1:57 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: RE: Building Height on Bascom Ave. San Jose

Why are "some" buildings 55 feet and others unlimited? This exception was not mentioned when you met with the community earlier. The project on Thornton is three stories and measures 50'6". That lot on Thornton is larger than the bascom location. We, the community are being told to suck up a larger, more massive, and invasion (noise, construction dirt, and precious sunlight) building on a smaller building site.

Why is this being approved and not held to 55 feet?
Marie Nessler

Sent from my MetroPCS 4G LTE Android Device

----- Original message -----

From: "Piozet, Jennifer" <Jennifer.Piozet@sanjoseca.gov>
Date: 5/4/18 1:33 PM (GMT-08:00)
To: Florence Nessler <
Cc: "Rivera, Robert" <robert.rivera@sanjoseca.gov>
Subject: RE: Building Height on Bascom Ave. San Jose

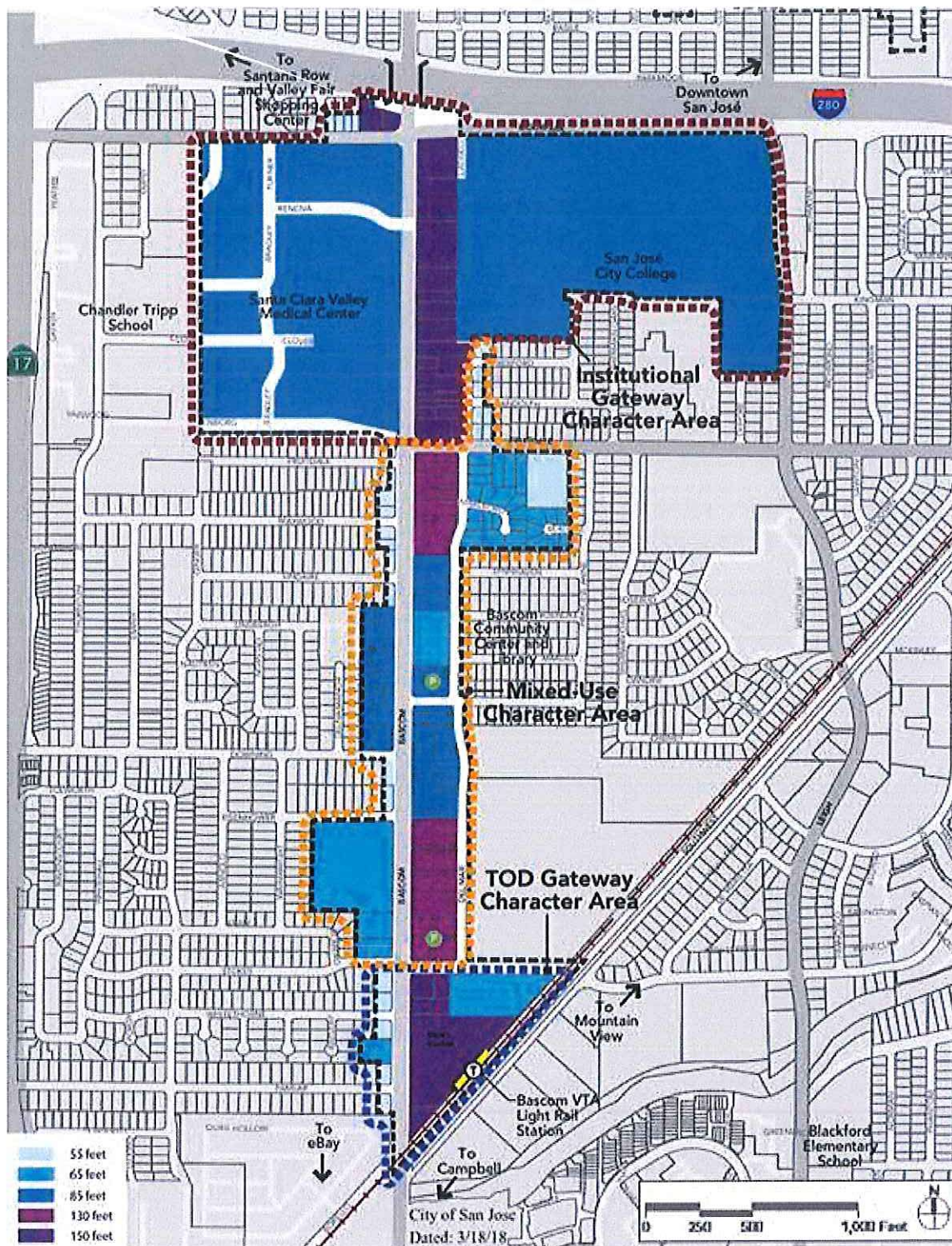
Hello Florence,

Piozet, Jennifer

From: Piozet, Jennifer
Sent: Friday, May 4, 2018 1:33 PM
To: 'Florence Nessler';
Cc: Rivera, Robert
Subject: RE: Building Height on Bascom Ave. San Jose

Hello Florence,

Some of the buildings along Bascom Avenue are limited to 55 feet in height while others have higher allowances. Please see the image below which shows the varying heights. The project CP17-046 has a maximum height allowance of 85 feet which the project is meeting. I've included Planning Project Manager Robert Rivera on this email who is managing that specific project so he can record your concerns.



Thank you,

Jennifer Piozet

Supervising Planner | Planning, Building, and Code Enforcement

City of San José | 200 East Santa Clara Street

Email: jennifer.piozet@sanjoseca.gov | Phone: (408)-535-7894

For more information: www.sanjoseca.gov/planning or www.sjpermits.org

From: Florence Nessler [mailto:
Sent: Tuesday, May 1, 2018 4:46 PM
To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>
Subject: Building Height on Bascom Ave. San Jose

My neighbor and I were reviewing our separate notes from the meeting held Feb 15, 2018 at Sherman Oaks school. In our notes we both recorded that you stated the maximum height for a building on Bascom Ave is 55 feet. Correct?

Since that time, 2-15-18, there was another local meeting, held by the San Jose Planning Division on March 26th, 2018. This meeting was to inform the community of the Proposed project CP17-046. This is a proposed building of 6 stories to be built at 1015 South Bascom Ave. That surely has to exceed a 55 feet height restriction.

My concern is first, the excessive height of the proposed project and second the invasion of privacy this project creates on the residential properties that the assisted living building would border.

Please respond to both myself , and Marcia Healy ,

Thank you.

City of San Jose
200 East Santa Clara Street, 3rd Floor Tower
San Jose, CA 95113-1905
Attention: City of San Jose Council, Planning Commission and Planning Staff

via email
May 4th, 2018

Subject: File No. GP17-012. Adoption of the South Bascom (North) Urban Village Plan

Dear Council, Planning Commission and Planning Staff,

This letter is input to the South Bascom (North) Urban Village plan. There is much to like about the long-term vision embedded in the plan.

Given its unique location and proximity to different institutions, this particular Urban Village offers the City of San Jose the opportunity to work with other government agencies, such as the Campbell Union School District, Caltrans, the County of Santa Clara and the San José-Evergreen Community College District, to provide the best outcome possible, while providing the best value for the public. With that in mind, here are a few suggestions as to how this plan can continue to evolve.

Points to Consider:

1. *The City of San Jose should work with the Campbell Union High School District to consider how Del Mar High School best integrates into the Urban Village.*

This 40+ acre plot of land offers the potential to add car-free living and, a "Village Green" (reference on page 39 of the South Bascom Urban Village resolution) while creating a mixed-use, human-centric community. The creation of a "Teachers' Village" at Del Mar is a

new way of thinking of the relationship of the school and the synergistic potential of integrating with its surrounding community, as seen at this post: <https://wp.me/p6oMIU-aj/>. As indicated in the above image, the Winchester Neighborhood Action Coalition is leading a forum to explore the opportunities of adding teacher and workforce housing on school properties and we encourage you to participate directly and/or have your staff attend.

2. *Work with the Campbell Union High School District and the surrounding community to explore the idea of closing off Del Mar Avenue to thru traffic and placing a plaza and/or pocket park in front of Del Mar High School.* This would serve the dual purpose of increasing pedestrian safety for students (consistent with the city's Vision Zero goal), improving traffic flow for vehicles entering and exiting the Del Mar High School parking lots, while providing much needed park space in the South Bascom (North) Urban Village.
3. It is encouraging that both Valley Medical Center and San Jose City College are included in the Urban Village boundaries. Just as is suggested in the aforementioned post,



the respective agencies (City of San Jose, Santa Clara County and San José-Evergreen Community College District) should be looking at how they can work together to create supportive (e.g. at VMC), affordable and market-rate housing for all members of the community. This should not be siloed development and should include retail, commercial and be built to enable car-free living over existing, ground-level parking lots.

4. *As the idea of a "cap" is being explored at Winchester and I-280, the same should be done at Bascom and I-280. Again, the air rights over I-280 are not currently part of the South Bascom (North) Urban Village, but should be. It is worth noting that the city explored the idea of a cap for this area in the early 2000s. At that time, they only examined the idea of a park-oriented facility. Involvement of private development is required to make a project like this financially viable, while provided space for much needed housing. Further, a recent study suggested that in 84% of cases, the health benefits of capping a freeway would create a positive return on investment.¹*
5. This is a general comment about cost reduction that applies to all of the urban village plans;
 - a. The capacity and height limits, particularly at the southern end of the villages where there are no single family residences, appear arbitrary.
 - b. San Jose should look at ways to streamline permitting for modular construction, such that once a module is approved for one project, it is pre-approved for other projects.
 - c. San Jose should reexamine its entire building code and look beyond the U.S. to places such as Vancouver and Germany to identify ways to create more efficient and compact floor plans; which could save upwards of \$100,000 per unit. This doesn't mean jeopardizing safety, as "Germany, a nation with half the fire death rate of the United States, allows a single stair in buildings up to 60 meters tall (about 200 feet), which allows for much more compact and efficient floorplans, and in turn means lower per square foot construction costs [as compared to the United States]". See <http://www.boomcalifornia.com/2016/05/re-coding-planning/> & <https://letsgola.wordpress.com/2015/02/09/high-rise-codes-housing-affordability-in-los-angeles>

The South Bascom (North) Urban Village plan should be a living document and we encourage the continued exploration of the ideas herein, as well as others that are sure to surface as we see changes in mobility, construction and communications.

Lastly, we encourage your participation and attendance in our upcoming [Teachers Village and More Forum that will be held at Del Mar on May 29th](#), as we will be looking at innovative ways technology and relationships between different government agencies can help us out of our housing crisis, while creating a stronger community.

With Regards,

Ken Pyle & Kirk Vartan
Residents of San Jose

cc:.
San Jose City Council
City of San Jose Planning Commission
City of San Jose Planning Department

¹ <https://trivillagecap.wordpress.com/2018/01/20/the-health-benefits-of-a-freeway-cap/>

Piozet, Jennifer

From: Ken Pyle <
Sent: Friday, May 4, 2018 8:37 AM
To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; Hughey, Rosalynn; Brilliot, Michael; Piozet, Jennifer; Planning Commission 2; Planning Commission 3; Planning Commission 1; Planning Commission 4; Planning Commission 5; Planning Commission 7; Planning Commission 6; Kirk Vartan
Subject: Comments Regarding GP17-012. Adoption of the South Bascom (North) Urban Village Plan

Hello Honorable Mayor, Councilmembers, Commissioners and Staff,

On behalf of Kirk Vartan, please allow the linked PDF to serve as comments on the South Bascom (North) Urban Village, as well some ideas for development of all the urban villages.

<https://drive.google.com/file/d/1zX0hh3CgdmGgkAaahGhS7sec7XYnHCzI/view?usp=sharing>

Also, as referenced in the PDF, we invite you to join us at the May 29th forum on the idea of building teachers housing and more on school properties. Although this will be at Del Mar High (Go Dons!), the topics that are being discussed can be applied throughout school districts in San Jose.

<http://winchesternac.com/2018/04/01/teachers-village-more-forum-at-del-mar/>

What is especially exciting is that Ron Beit, the visionary behind the Teachers Village in Newark, New Jersey, will be joining us to explain how they built this \$150M project that included 3 schools, 200+ housing units and commercial/retail space in a neglected part of downtown Newark. More than buildings, what they created is a community and, in doing so, found common ground for people who are often on different sides of political issues.

https://youtu.be/Ls_BrpN3eJI

Warm Regards,

Ken Pyle & Kirk Vartan

--

Ken Pyle
Managing Editor

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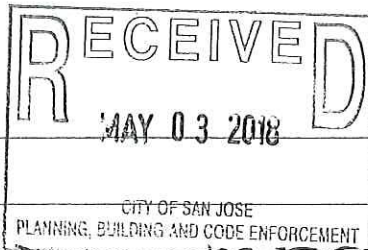
San Jose, CA 95157

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CITY,
YOU'RE PUBLIC MEETINGS
ARE NOTHING BUT A FORMALITY,
AND A WASTE OF TIME. I WOULD
APPRECIATE IT IF YOU DIDN'T
SEND THESE NOTICES TO ME
ANYMORE. I JUST THROW THEM
OUT. YOU PEOPLE FROM THE CITY
OF SAN JOSE MAKE MONEY OFF
OF THE PERMITS PULLED, AND THE
TAXABLE INCOME THAT YOU RECEIVE
FROM THESE PROJECTS IN THE
BURBANK AND SURROUNDING AREAS.
SO LET THE LAND DEVELOPERS
BUILD WHAT THEY WANT. PLEASE
DON'T SEND THESE NOTICES TO
THE FOLLOWING PROPERTY LOCATIONS
ANYMORE: 1) 561 LEIGHT
AVE. 2) 370 MENKER AVE. 3)
385 S. BUENA VISTA AVE.

THANKS

MICKEY BIDEVIC

SAN JOSE, CA ✓

95128

FW: West San Carlos Urban Village Plan

Piozet, Jennifer

Tue 5/8/2018 2:33 PM

To: #WebSubmittal.Clerks <WebSubmittal.Clerks@sanjoseca.gov>;

Cc: Mitre, Betty <Betty.Mitre@sanjoseca.gov>; Douglas, Queen <Queen.Douglas@sanjoseca.gov>; Espinoza, Melissa <melissa.espinoza@sanjoseca.gov>;

For GP17-013 and GP17-012

From: arthureh@aol.com

Sent: Tuesday, May 8, 2018 2:32 PM

To: Piozet, Jennifer <Jennifer.Piozet@sanjoseca.gov>

Subject: West San Carlos Urban Village Plan

Good day Ms. Piozet,

I am writing to support the City's efforts to create a more useful and beautiful design for West San Carlos via the proposed Urban Village Plan. My husband and I have read the proposed Plan and support its' concepts to grow up rather than out along the corridor. We support the proposal to step back upper floors of new development bordering existing single-family neighborhoods. We assume that the step backs proposed for the upper floors of new development will be included when existing single-family is across the street as well as when it is just sharing a property line. We support the proposal to add a lot of trees as well as other open space along the corridor. Trees and other landscaping should be developed on both sides of any new project, not just along West San Carlos. We support well-designed and attractive buildings and effective noise mitigation built into any new development.

This corridor has needed help for some time. Thank you in advance for supporting the Plan. We look forward to its' implementation.

Margaret Cabral & Art Henriques