

From: Milo Trauss < >

Sent: Thursday, February 21, 2019 8:55 AM

To: City Clerk; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; The Office of Mayor Sam Liccardo; Hughey, Rosalynn; Tam, Tracy;; Chundur, Dipa;; Tam, Tracy; Kline, Kelly

Subject: Tuesday Night's Fortbay's Project on Stevens Creek Blvd

Dear Mayor and Council,

On Tuesday night you'll be considering Stevens Creek Boulevard by the developer Fortbay. I am writing in support of this project and would like to register the following suggested improvements:

- **Reduce the number of parking spaces** - In this mixed use project parking should be unbundled and shared. We can use this space more effectively and prosperously both for the developer and the community
- **Replace this parking with more housing**

A mixed-use project with affordable housing & public open space on-site, this proposal is exactly the kind we need in San Jose.

Thank you,
Milo

Milo Trauss



February 21, 2019

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President & CEO

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JON SLAVET
WolWork
DARREN SNELL GROVE
Johnson & Johnson
JEFF THOMAS
Nasdaq
JED YORK
San Francisco 49ers
Established in 1978 by
David Packard

Mayor Sam Liccardo and Honorable Members of the City Council
City of San Jose
200 East Santa Clara St, 18th Floor
San Jose, CA 95113

**RE: February 26, 2019 City Council Meeting, Agenda Item 10.2
Stevens Creek Promenade Development, 4300 Stevens Creek Boulevard**

Dear Mayor Liccardo, Vice Mayor Jones, and Honorable Councilmembers,

On behalf of the Silicon Valley Leadership Group, I express our support for the Stevens Creek Promenade mixed-use development, including 582 proposed apartments, of which 15% will be affordable housing built onsite. High-density housing along the transit-rich Stevens Creek Blvd is exactly where we should be building housing that leverages the significant investment in our transportation systems and transit corridors.

The Silicon Valley Leadership Group was founded in 1978 by David Packard, Co-Founder of Hewlett Packard. Today, the Leadership Group is driven by more than 350 CEOs/Senior Executives to proactively tackle issues to improve our communities and strengthen our economy, with a focus on education, energy, the environment, health care, housing, tax policy, tech & innovation policy, and transportation.

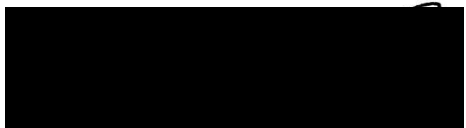
Stevens Creek Promenade aligns with the urban village concept, adopted as part of San Jose's 2040 General Plan, creating vibrant communities in San Jose and providing active, transit-oriented, and mixed-use neighborhoods. As a part of the Stevens Creek Urban Village Plan, the proposed development adds dense housing in a mixed-use setting and includes a promenade that will create a walkable neighborhood center that residents, employees, and the surrounding neighborhood can utilize. We are excited for this signature project in the Stevens Creek Urban Village.

This development will add much-needed housing stock to our region and supports the bold goal of Mayor Liccardo's Housing Initiative to add 25,000 new homes to the City of San Jose by 2022.

Our communities need to build more housing to remain competitive in the innovation economy and the proposed Stevens Creek Promenade development continues to move us forward in addressing our housing need. We applaud the City of San Jose for doing its part to provide not just homes, but vibrant urban villages and communities.

The Leadership Group is committed to increasing the housing supply in our Valley and the Bay Area, and we proudly support proposed residential developments like the one before you. We respectfully request your support of this proposed development.

Sincerely,



Carl Guardino
President & CEO

From: Alex Shoor <>

Sent: Thursday, February 21, 2019 11:06 PM

To: City Clerk; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; The Office of Mayor Sam Liccardo; Catalyze SV; Hughey, Rosalynn; advocacy; Tam, Tracy;; Chundur, Dipa; Kathy Thibodeaux; Kline, Kelly

Subject: On Tuesday Night, Improve & then Approve Fortbay's Project on Stevens Creek Blvd

Dear Mayor and Council,

On Tuesday night, you're considering a development project on Stevens Creek Boulevard by the developer Fortbay. As a city, it's important we approve the best development projects possible. That's why I'm urging you on Tuesday to include some minor improvements as conditions of approval for this project and then vote to approve it.

A mixed-use project with affordable housing & public open space on-site, this proposal is exactly the kind we need in San Jose.

To get the best project possible, 9 months ago, Catalyze SV suggested some project improvements to the City of San Jose & the developer Fortbay. They included: less parking, more affordable homes instead, protecting some existing native trees, and a detailed plan for the open space.

The developer is willing to consider some of these issues again in the next phase of the project; however, we worry a consideration doesn't carry the same force as a condition. So we ask the City Council to build in these improvements into the approved project. We ask you to:

1. Reduce the number of parking spaces (or at the very least, ensure the excess parking can adapt to different purposes over time such as converting into office or homes)
2. Replace some of that parking with more homes, ideally affordable ones
3. Ensure the developer collaborates with the community to develop a plan for the open space
4. Preserve some of the existing trees on the site that will be part of the open space anyway

With these additions, I wholeheartedly support this project. Thank you for considering it.

Respectfully,

Alex Shoor, San Jose resident & Catalyze SV Board member

From: Kris Campos-Flores < >

Sent: Friday, February 22, 2019 1:37 AM

To: City Clerk; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; The Office of Mayor Sam Liccardo; info@catalyzesv.org; Hughey, Rosalynn;; Tam, Tracy;; Chundur, Dipa;; Kline, Kelly

Subject: On Tuesday Night, Improve

Dear Mayor and Council,

On Tuesday night, you're considering a development project on Stevens Creek Boulevard by the developer Fortbay. As a city, it's important we approve the best development projects possible. That's why I'm urging you on Tuesday to include some minor improvements as conditions of approval for this project and then vote to approve it.

Thank you,

Kris Campos-Flores

San Jose CA

District 6

From: Ann Heile < >

Sent: Friday, February 22, 2019 7:54 AM

To: City Clerk; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; The Office of Mayor Sam Liccardo;; Hughey, Rosalynn; Tam, Tracy; perry@fortbay.com; Chundur, Dipa;; Kline, Kelly

Subject: On Tuesday Night, Improve & then Approve Fortbay's Project on Stevens Creek Blvd

Dear Mayor and Council,

On Tuesday night, you're considering a development project on Stevens Creek Boulevard by the developer Fortbay. As a city, it's important we approve the best development projects possible. That's why I'm urging you on Tuesday to include some minor improvements as conditions of approval for this project and then vote to approve it.

To get the best project possible, 9 months ago, Catalyze SV suggested some project improvements to the City of San Jose & the developer Fortbay. They included: less parking, more affordable homes instead, protecting some existing native trees, and a detailed plan for the open space.

The developer is willing to consider some of these issues again in the next phase of the project; however, we worry a consideration doesn't carry the same force as a condition. So we ask the City Council to build in these improvements into the approved project. We ask you to:

1. Increase the number of parking spaces for residents.
2. Ensure the developer collaborates with the community to develop a plan for the open space
3. Preserve some of the existing trees on the site that will be part of the open space anyway

With these additions, I support this project. Thank you for considering it.

Respectfully, Ann Heile

From: Paul Bickmore < >

Sent: Thursday, February 21, 2019 11:53 AM

To: City Clerk; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; The Office of Mayor Sam Liccardo; Hughey, Rosalynn; Tam, Tracy; Chundur, Dipa;; Kline, Kelly

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On Tuesday night, you're considering a development project on Stevens Creek Boulevard by the developer Fortbay. As a city, it's important we approve the best development projects possible. That's why I'm urging you on Tuesday to include some minor improvements as conditions of approval for this project and then vote to approve it.

A mixed-use project with affordable housing & public open space on-site, this proposal is exactly the kind we need in San Jose.

To get the best project possible, nine months ago, Catalyze SV suggested some project improvements to the City of San Jose & the developer Fortbay. They included: less parking, more affordable homes instead, protecting some existing native trees, and a detailed plan for the open space.

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1. Reduce the number of parking spaces (or at the very least, ensure the excess parking can adapt to different purposes over time such as converting into office or homes)
2. Replace some of that parking with more homes, ideally affordable ones
3. Ensure the developer collaborates with the community to develop a plan for the open space
4. Preserve some of the existing trees on the site that will be part of the open space anyway

With these additions, I wholeheartedly support this project. Thank you for considering it.

Respectfully,

Paul Bickmore

From: kirk vartan <>

Sent: Thursday, February 21, 2019 12:49 PM

To: City Clerk; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; The Office of Mayor Sam Liccardo;; Hughey, Rosalynn;; Tam, Tracy; Chundur, Dipa; Kathy Thibodeaux; Tam, Tracy; Kline, Kelly; Sykes, Dave

Subject: On Tuesday Night, Improve & then Approve Fortbay's Project on Stevens Creek Blvd

Dear Mayor and Council,

On Tuesday night, you're considering a development project on Stevens Creek Boulevard by the developer Fortbay. As a city, it's important we approve the best development projects possible. That's why I'm urging you on Tuesday to include some minor improvements as conditions of approval for this project and then vote to approve it.

My biggest request is to REQUIRE that at least 15% of the parking spaces have additional infrastructure that will support future uses that will easily allow them to be converted to other uses in the future. If you can mandate more than 15%, do that. One thing is for sure, driving patterns will change over the next 15-20 years, and we need this council to mandate that developers are building infrastructure to support that change. Parking structures of the 1970s are great today, but potentially a \$100M boat anchor in the future. Require progressive design of any parking structure that you allow to be built....or simply reduce the size of the structure and number of parking spaces today.

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The developer is willing to consider some of these issues again in the next phase of the project; however, we worry a consideration doesn't carry the same force as a condition. So we ask the City Council to build in these improvements into the approved project. We ask you to:

- 1. Reduce the number of parking spaces (or at the very least, ensure the excess parking can adapt to different purposes over time such as converting into office or homes)**
2. Replace some of that parking with more homes, ideally affordable ones
3. Ensure the developer collaborates with the community to develop a plan for the open space
4. Preserve some of the existing trees on the site that will be part of the open space anyway

With these additions, I wholeheartedly support this project. Thank you for considering it.

Respectfully,

Kirk Vartan
Co-Chair, Stevens Creek Advisory Group
President, WNAC

From: Sean McFeely < >

Sent: Monday, February 25, 2019 8:30 PM

To: City Clerk; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; The Office of Mayor Sam Liccardo; Catalyze SV; Hughey, Rosalynn;; Tam, Tracy;; Chundur, Dipa; Kathy Thibodeaux; Kline, Kelly

Subject: On Tuesday Night, Improve & then Approve Fortbay's Project on Stevens Creek Blvd

Dear Mayor and Council,

The Fortbay project at 4300 Stevens Creek up for your approval on Tuesday is exactly the kind of project San Jose needs to encourage for our future. As the city goes transitions to denser building types, it is important that the city hold a high bar for signature or early adopter developments. That's why I'm urging you on Tuesday to include some minor improvements as conditions of approval for this project and then vote to approve it.

Last year, Catalyze sent a letter to you the council and the developer highlighting important issues including the following:

- Less parking
- More affordable housing
- Protecting some existing native trees
- A detailed design and operation plan for the open space.

These comments relate to aspects and impacts that cannot be easily fixed if not included in the project now. While the developer has expressed a willing to consider some of these issues at a later date, there is no guarantee that these concerns will be addressed. We ask the City Council to approve the project with the following conditions of approval:

- **REDUCE PARKING to 700-1,000 parking spaces to be shared between all users.** Parking is an expensive amenity that adds considerable cost to residential projects and consumes substantial amounts of our limited ground floor retail space and pedestrian friendly streetscapes. Mixed-use developments are ideal for shared-parking use which minimizes expensive parking sitting empty for long durations throughout the day.

- **INCREASE THE HOUSING on the site.** We have a a housing affordability crisis and a housing stock shortage. Along with the greater valley, San Jose needs to encourage greater housing production. San Jose has a goal of 120,000 more units by 2040 and Mayor Sam Liccardo has proposed 25,000 units by 2022. Council needs to get serious if we are to achieve these goals. While the proposed nearly 600 dwelling units is a start, the site can handle significantly more housing units especially if the parking requirement is reduced through shared parking facilities. Council should approve the project for up to 1,000 dwelling units.

- **SAVE HEALTHY EXISTING TREES in the future open space zone.** Mature trees are a rare and expensive commodity to replace. With large shade canopies, such trees are especially important for parks to encourage usage. Waiting 15-20 years for young trees to grow is wasted opportunity for the open space if we can easily save existing trees. This may add some complexity to the construction staging but it is not uncommon for many projects throughout the city.

- **REQUIRE DETAILED PROGRAM AND OPERATION PLANS for the open space.** A park is worthless unless it has amenities and uses desired by the adjacent community. The developer needs to meet with current neighbors and future residents to design the open space with valid user feedback. Ornamental landscaping should be minimized unless specifically requested. To ensure the park remains in good order, the city should require a detailed maintenance and operations plan. Weekly organized public activities are a critical way to promote usage and emphasize the public availability of the open space.

Thank you for listening to our feedback and we encourage you to approve the project and include these conditions.

Sean McFeely
Co-Chair CatalyzeSV Project Advocacy Committee

From: Kaitlin Bailey <>

Sent: Monday, February 25, 2019 6:57 PM

To: City Clerk; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; The Office of Mayor Sam Liccardo; Kirk Vartan; Hughey, Rosalynn;; Tam, Tracy;; Chundur, Dipa;; Kline, Kelly

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2. Replace some of that parking with more homes, ideally affordable ones
3. Ensure the developer collaborates with the community to develop a plan for the open space
4. Preserve some of the existing trees on the site that will be part of the open space anyway

With these additions, I wholeheartedly support this project. Thank you for considering it.

Respectfully,

Kaitlin Bailey
Catalyze SV Board Member

From: Vikas Gupta <>

Sent: Monday, February 25, 2019 12:18 PM

To: City Clerk; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; The Office of Mayor Sam Liccardo; Catalyze SV; Hughey, Rosalynn;; Tam, Tracy;; Chundur, Dipa;; Kline, Kelly

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With these additions, I wholeheartedly support this project. Thank you for considering it.

Respectfully,

Vikas Gupta
Founding Board Member, Catalyze SV