

AUGUST 29th AGENDA: Item 10.2 - Mitzi Drive Townhomes & Graves House Reconstruction

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Dear Mayor and City Council:

We are excited to present to you a project that will provide new for-sale housing and reconstruction of the historic Graves House at 4146 Mitzi Drive. **The Planning Staff and a Unanimous Planning Commission both recommend approval of the project.**

Below are the key features of the project that we hope you will consider:

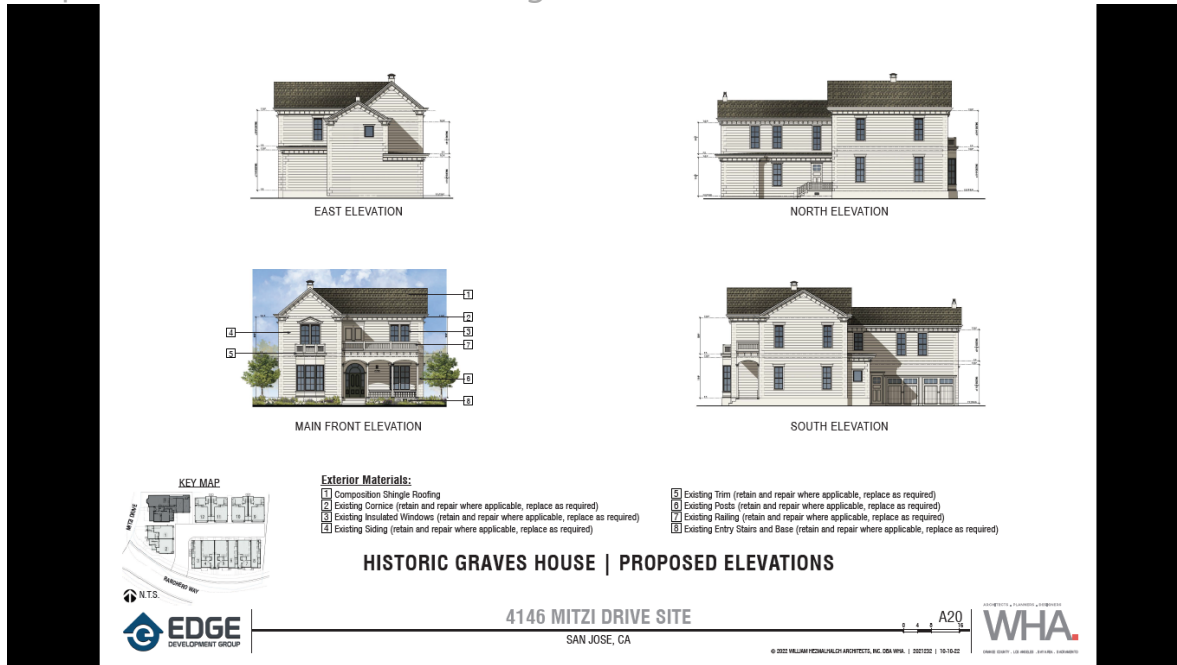
- 1) **Creates Home Ownership Opportunity:** The project will provide home ownership opportunities in a neighborhood that has very little new for-sale housing, including 12 townhomes and 2 condos within the reconstructed Graves House.
- 2) **Historic Structure Reconstruction:** The project had always planned to rehabilitate the historic Graves House on site as part of the overall project. However, when the historic structure burned down, likely by homeless trespassers, the owner/developer agreed to reconstruct the Graves House with similar architectural characteristics and great visibility from the public street. (please see images below)
- 3) **Finally completes sidewalks along Rancho Way and Mitzi Drive:** The frontage of the site has been missing sidewalks for many decades. (please see picture below) The project will provide new sidewalks and street trees along Rancho Way and Mitzi Drive. Front doors and porches, including the Graves House will face the public streets. (please see image below)
- 4) **Cleans Up a Blighted Property:** The neighborhood has been concerned for years that the homeless have occupied this large lot and the vacant Graves House. This project will solve this problem once and for all.

For all of the reasons above, we hope that you find the project worthy of your support.

Thank you for your consideration. Please email or call if you have questions.

Best Regards,
ERIK

Proposed Reconstruction Drawings of the Graves House:



Current Site Conditions have no sidewalks and is walled off from the neighborhood:



Front Doors Facing the Street and New Sidewalks (street trees will be added):



Historic Graves House (West Elevation) Building A Duplex (Front Elevation) Building B 6-Plex (Left Elevation)

MITZI DRIVE STREETSCENE



Building A Duplex (Right Elevation) Historic Graves House (Beyond) (South Elevation) Building B 6-Plex (Front Elevation)

RANCHERO WAY STREETSCENE

STREETSCENE EXHIBIT

4146 MITZI DRIVE SITE
SAN JOSE, CA



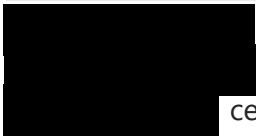
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