

Davide B. Vieira  
1439 Shortridge Avenue  
San José, California 95116

December 11, 2018

Mayor Sam Liccardo and City Council Members  
City of San José  
200 East Santa Clara Street  
San José, California 95113

Dear Mayor Liccardo and City Council Members:

Regarding the December 11, 2018 Council Agenda Item 10.1(e): GPT16-010 - General Plan Text Amendment: Amendment to the Roosevelt Park, Little Portugal, Five Wounds and 24th and William Urban Village Plans, including revised Implementation Chapters and minor text modifications to each Urban Village Plan.

I thank Planning staff for updating our city's first four urban village plans both in terms of cleaning up the wording for consistency and for clarifying policies that needed clarification.

Adding the Implementation Chapters detailing the financing and implementation tools for constructing the infrastructure improvements identified by the community finally puts us on the road for market-rate development in the Roosevelt Park and Little Portugal Urban Villages for Horizon I.

I am disappointed, though, that a major development is being afforded a pass on contributing implementation finance fees for infrastructure improvements in the Roosevelt Park Urban Village. The project in question has been dormant for two years, ever since withdrawing their application for two General Plan text amendments in the Roosevelt Park Urban Village Plan. The anticipated \$3,000,000 would have been put to good use implementing the community-identified infrastructure improvements.

The updated Five Wounds and 24<sup>th</sup> and William Urban Village Plans include new wording concerning when development may begin; namely, when the 28<sup>th</sup> Street/Little Portugal BART Station is "fully funded, permitted, and scheduled for commencement of construction". It is my hope that those of you currently representing San José on the VTA Board and those of you who may be seated on that board in the coming years take special note of this phrase. It is important because VTA has expressed its desire to undertake joint development at the 28<sup>th</sup> Street/Little Portugal Station.

It is my hope that VTA will jointly develop the 28<sup>th</sup> Street/Little Portugal Station area without a monolithic, intrusive parking structure. Rather, VTA should be developing that station area by constructing the mixed-use residential-commercial-office buildings with shared parking for BART incorporated into each new building. This would alleviate the need for a dedicated parking structure as was built at the Berryessa Station. These new buildings should be constructed in sync with the construction of the subway station to insure parking availability on Day 1 of BART revenue service.

Thank you for your consideration in these matters.

Sincerely,

Davide B. Vieira