

## MORELAND WEST NEIGHBORHOOD ASSOCIATION

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Serving the area of San Jose and Campbell bordered by  
Hamilton Avenue, San Tomas Aquino Road and Campbell Avenue

February 6, 2020

Hon. Chappie Jones  
Vice Mayor  
San Jose City Hall  
200 E Santa Clara Street, 18<sup>th</sup> Floor  
San Jose, California 95113

Vice Mayor Jones:

The Moreland West Neighborhood Association thanks you for participating in our meeting on January 23, 2020. Residents enjoyed meeting you and learning about the important issues on which you're working on behalf of our district and city.

On the issue of the El Paseo & 1777 Saratoga Ave Mixed Use Village Signature Project, you encouraged us to engage with the developer, to seek areas of compromise, and to articulate what we want to see, not just what we don't want.

Please know that we've been doing just that. We reached out to Sand Hill Property Company (SHP) in June and were invited to meet with them in the fall. We've discussed with the developer team goals for a redeveloped shopping center and provided feedback on their two preliminary site plans and the recent zoning application. We're happy to leave the design details to the professionals, but want to share with you, as we've shared with SHP, our expectations/compromises for the project:

**The Moreland West NA envisions an attractive, mixed-use development with density, heights and uses appropriate to its location. We support a project that will add affordable and market-rate housing, benefit the existing community, and be a model for the future growth of our Paseo de Saratoga Urban Village.**

More specifically:

### **Density**

**We recognize that this is an area targeted for growth by the city, and support the city's advised minimum of 500+ new housing units.** This is a lot of housing, which will bring many new residents and challenges. The 731-850 residential units proposed by SHP is simply too many. Such extreme density – acceptable downtown and along major transit corridors – is not appropriate for this area.

### **Heights**

**Buildings between 5-8 stories (and well under 120 feet) seem appropriate and inline with building heights in similar areas.** Proposals to build 10- and 12-story buildings at heights of 122- and 132-ft are simply too high. Again, these heights are more suited to downtown or transit-oriented development locations. They are not

appropriate for this location and would set an unacceptable precedent for future development of the rest of the shopping center and the larger Urban Village.

#### **Traffic / Public Transit / Pedestrian & Bicycle Connections**

**We expect this project will include thoughtful traffic management, increase public transit options, and improve pedestrian and bicycle connections.** The addition of hundreds of new cars to this already congested area will require vehicle management and promotion of alternative modes of transportation. The current proposal to build an educational facility serving up to 2,500 K-12 students would create a drop-off/pick-up nightmare that should be carefully considered.

#### **Affordable Housing**

**We support onsite affordable housing.** We applaud SHP's commitment to provide onsite affordable housing at levels required by the city. We would like to have a better understanding of these levels, numbers and unit types.

#### **Neighborhood-Serving Retail**

**If possible, we would like a small hardware store.** The retail space in the current proposal is minimal and we realize that this space will largely be targeted for use by new residents, but we'd also like to see retail tenants that serve existing community needs.

#### **Architecture & Design / Public Spaces**

**We expect excellent architecture, high-quality materials, and green design for this Signature Project gateway to our Urban Village.** We like steel and glass, inviting public spaces, attractive landscaping, art and fountains, and use of green technologies. The zoning application proposal has many nice design features, but some use concerns. For example, the proposed park/playground space is a very generous size, but its restricted public use during and after school hours is problematic. Also, the proposal of a dog park on top of Baker West's privacy berm does not make sense.

The El Paseo & 1777 Saratoga Ave Mixed Use Village Signature Project is an exciting venture that seems to be moving quickly. From a community perspective, it takes a lot of effort to keep up.

The Moreland West NA will continue to communicate with SHP and to encourage our residents to stay informed and engaged. We look forward to the community workshop hosted by Catalyze SV on Feb. 29 and to the info session on San Jose's General Plan / Urban Villages / Signature Projects hosted by your office on March 12.

Working together, we expect to achieve a beneficial result for all.

Sincerely,

*Amy Cody*

Amy Cody  
President, Moreland West NA  
[morelandwestneighborhood.org](http://morelandwestneighborhood.org)