

Envision 2040 General Plan Task Force, Nov 15th, 2010

San Jose is notorious for not following through, and seemingly relying on a Developer's integrity, upon completion of a project. There is no Urban Design Committee, nor any City Department I am aware of, that oversees or enforces development standards, to assure Developers follow through with community promises upon project completion.

As these developments sit in the pipeline, Developers sell off projects, City Planners & Council Members constantly change over the years, and it's the surrounding Community that gets stuck with broken promises and a project that doesn't live up to the pretty pictures we were sold.

If the City and Developer is in a partnership on a project, any enforcement is even less likely to occur - as my neighborhood so rudely discovered a few years ago.

For years, Tamien Towers has been waiting for the park that Barry Swenson promised.

The Vendome Place (Taylor Towers) community had to follow-up themselves, to track down the Eco passes that Barry Swenson promised them.

Just recently, without consulting SHPNA, a City planner granted a Special Use Permit to 250 Stockton Ave - that violates the 1992 TPMP agreement that SHPNA fostered and the City adopted as an ordinance, regarding no paid Arena parking on privately owned property, west of the SPR tracks.

This disregard and lack of enforcement of "agreements made" – is disrespectful to the neighborhood, causes mistrust and disappointment in our City Officials, and discourages Community participation... and it happens over and over again.

How will this Task Force address and enforce this issue in the new 2040 General Plan, and assure all neighborhood communities, that all future high-density development will be built, as presented?

Respectfully;

Terri Balandra