

I am very concerned about the density proposed as part of Envision 2040

Paul Prange <paulpmc@yahoo.com>

Sat 8/15/2020 8:59 PM

To: GeneralPlanStaff <GeneralPlanStaff@sanjoseca.gov>; Jjna <jjna@googlegroups.com>

[External Email]

Much of the proposed development is in historic downtown communities with existing housing stock. The proposal makes no mention of maintaining the quality of life and livability of the impacted communities.

Existing housing stock must be maintained, if this includes building additional units on site they need of complementary design this should be required as any zoning that will be included or recommend as part of any plan.

Adequate on site parking needs to be provided, to meet the actual (not city wish list) parking needs. The streets in the impacted neighborhoods are already so crowded with cars that it is impacting quality of life for existing residents. VTA has not and has no plan to provide adequate transportation from these communities to work or shopping for most residents. To get to the Colman shopping center from my house in the Julian St James neighborhood would take me over an hour with walking a mile round trip. When my wife worked on the Peninsula it took more time to take the bus to the CalTrain station than to take CalTrain to her work.

A real move should to made to make sure that new development is not rentals that decrease the quality of life but housing priced as starter homes for home buyers moving into the community.

Please contact me with questions.

Paul Prange



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