

May 5, 2009

Mr. Kirk Vartan
598 N Henry Ave
San Jose, CA 95117

SUBJECT: Traffic Signal Proposal for Winchester Boulevard

Dear Mr. Vartan;

This letter is in response to your request that the City of San José consider an alternate design for a traffic signal on Winchester Boulevard between Dorcich and Forest Avenues. This alternate signal design would replace the proposed access for the SummerHill development to Winchester Boulevard and serve as a point of entry to Westfield Mall.

First and foremost, I want to acknowledge the design alternatives that you and the North of Forest neighborhood, as residents of San Jose, have explored. The fact that this development is adjacent to your San Jose neighborhood but located in the City of Santa Clara has presented challenges. I understand the frustration that can occur when navigating a public process complicated by jurisdictional boundaries. In recognition of your efforts, Timm Borden of my staff forwarded your proposal to SummerHill Homes and Westfield Development for consideration and comment.

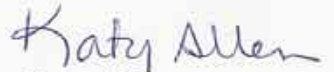
As you know, the SummerHill project itself is under the jurisdiction of Santa Clara with San Jose having ownership of the traffic signal at Winchester/Forest. After months of careful analysis and technical review, the Winchester/Forest alignment as proposed by the developer satisfied all concerns that San Jose had regarding safety and operational issues. However, keeping an open mind to alternatives while also recognizing that the cost of any changes would be bourn by others, we did request that the two stakeholders, SummerHill and Westfield, review your proposal and provide comment. I have attached their responses to our request.

Both stakeholders indicate that they would have strong objections to any redesign of what is currently proposed and approved by both jurisdictions. Because San Jose is satisfied

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that all safety and operational issues have been addressed and believes that the proposed modification is the best alternative available to mitigate anticipated traffic conditions, we are not requiring any further redesign of traffic signals on Winchester Boulevard.

Sincerely,


Katy Allen
Director, Public Works

TB/KF/aa
Enclosures

c: Councilmember Oliverio
Christine Shippey, Assistant City Manager

From: Scot Vallee [SVALLEE@us.westfield.com]
Sent: Monday, April 06, 2009 9:29 AM
To: Borden, Timm (PW)
Subject: RE:

We have reviewed the new layout for intersections for Winchester. There are positives and negatives to it. It does benefit the Forest Avenue residents west of Winchester Blvd. The problems we see is it adds an additional intersection (which customers prefer less intersections), it would cause people to make two 90 degree turns once they enter our property versus what we proposed. The additional turns also cause truck ingress/egress issues. Two more issues; we would have to have our drawings re-done at a large cost to us both for civil as well as structural and we would need to go back to all our stakeholders and get their approval (which is always a challenge).

Scot Vallee
Westfield Development
2855 Stevens Creek Blvd, Suite 2178
San Jose, CA 95050
T 408-236-3612
svallee@westfield.com

Please consider the environment before printing this email.

From: Borden, Timm (PW) [mailto:Timm.Borden@sanjoseca.gov]
Sent: Tuesday, March 24, 2009 2:07 PM
To: Scot Vallee
Subject:

<http://www.northofforest.org/>

Scot,
As I just mentioned in a voicemail to you, please take a look at the presentation on the attached linked website. Give me a call when you can to discuss.

Thanks,
Timm

Timm Borden
Deputy Director of Public Works
City of San Jose
408-535-8499

SummerHill Homessm

777 California Avenue
Palo Alto, CA 94304
Tel: (650) 857-0122
Fax: (650) 857-1077

April 8, 2009

Mr. Timm Borden
Deputy Director of Public Works
City of San Jose
200 East Santa Clara Street
San Jose, CA 95113-1905

RE: 90 N. Winchester Development, Santa Clara, California

Dear Timm:

I am writing in response to your request for SummerHill Homes to consider an alternative access to the subject project, one that is being promoted by some residents of the North of Forest Neighborhood. More specifically, the inquiry was about relocating the primary signalized vehicular access point to the subject project approximately 400 feet further south on Winchester Blvd. We have evaluated the proposed alternative and have the following comments.

As you know, the subject project has a lengthy history. Careful analysis and thought went into the Winchester/Forest Avenue alignment that we proposed and that was ultimately approved by the City Council of Santa Clara as well as the voters of Santa Clara.

We worked with the Cities of San Jose and Santa Clara to ensure that the alignment, the signal locations, and the flow of traffic were optimized along the Winchester Boulevard corridor. Both Cities also worked closely in evaluating the cumulative effects of the Westfield Mall expansion application, to ensure that both projects were taken into consideration in a comprehensive manner in designing the best traffic conditions for Winchester Boulevard and the neighboring streets and residents.

Based on the work outlined above, the alignment approved with our development proposal was viewed as the superior alternative as it allowed the primary access point to utilize the existing Winchester/Forest Avenue signal, without introducing another signal location on Winchester Blvd. A necessary secondary access point is already provided in proximity to the new signal location being proposed. Furthermore, the location and alignment of the access points were key in our ability to develop the most efficient and effective site plan incorporating the affordable senior housing with market rate housing, along with significant open space and a public park. The suggested alternative access point would severely impact the efficiency of the site layout, effectively bisecting the proposed affordable senior facility.

SummerHill HomesSM

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Finally, modifications as outlined in your inquiry would most certainly invalidate our current entitlements and necessitate a new entitlement process which would be very costly and result in significant delays to the project.

Thus, we stand behind our approved development plan and feel confident that the thorough evaluation conducted by all parties through the entitlement process resulted in the superior alternative. We are happy to answer any further questions you may have about the project history or anything contained above.

Sincerely,



Katia Kamangar
Senior Vice President

Cc: Robert Hencken
Kathy Robinson
Robert McKinnon