

WNAC GENERAL MEETING

OCTOBER 20, 2016 6:00PM

1. The Community Meeting for discussion of the Planned Development for zoning and permit to allow the demolition of an existing building for the construction of a 18-story tower with 307 units and up to 52,367 square feet of commercial and office use on an .89 gross acre site.

The building project is called VOLAR and it would stand facing Winchester Blvd located right beside the Santana Row project. The meeting participants reviewed the development process and provided input.

Lea Simvoulakis, San Jose Planning Services Division Project Manager introduced the Caruso Design Corporation's architect representative, Sal Caruso. Sal Caruso presented the proposed development and answered questions from the meeting attendants. He stated that after the last community meeting, the Caruso company deleted 7 stories from the proposed building. The roof of the Volar building was to be for residents relaxation and a view of the area as if it were a back yard. About ¼ of the roof area will have a garden where residents would be allowed to have a small vegetable or flower garden to take care of.

While the majority of the attendants approved of the proposed building by hand vote, it was noted that many of the favorable voters were actually construction union members who were at the meeting to obtain Caruso Design's agreement to hire primarily local construction workers. The seven floors that were eliminated from the proposed Volar building was discussed and some meeting members thought it was still too high a building for the area.

The Open Forum portion of the meeting discussed the Proposed Protected Intersection Projects led by Lea Simvoulaki and a representative of the VTA. The VTA is aware of the issues for the lack of transportation in the Winchester area and they spoke of the newly funded transportation project connecting Bart to the City of San Jose. The Volar meeting was adjourned.

2. President Kirk Vartan called the WNAC meeting to Order, introducing the WNAC Board members and various San Jose City public officials or representatives including Christine Pressman representing Chappie Jones, District 1 City Council Member.

3. Last meeting's minutes were approved by the WNAC members. President Vartan then reviewed the WNAC Vision mission statement and the basic issues of the future for the area.

4. President Vartan led the Open forum concerning the VOLAR Building overview and questions were answered by the attendees. The WNAC president then showed a Westfield video of the planned Valley Fair remodeling project and how that project will

have millions of visitors once it is completed. President Vartan also showed a map with the many new building projects similar to the Valley Fair remodeling project placed for viewing the possible traffic problems and how the proposed WNAC CAP project over 280 needs to be a part of the whole area's future growth.

5. WNAC focus on Business Improvement District (BID). Scott Knies spoke about several BID areas in the County that were established to provide services the City or County cannot or will not provide a district's Residents, Business or Property owners - the three various types of BIDs.

Services for a primary BID district includes security, cleaning, street lights, communication and/or zones. An example of a business-based BID would be Japantown; for a security, cleaning and street lights services, a city downtown BID would be created; for a residential property BID district, services for security, street lights, and/or cleaning for a property-based BID would be Willow Glen.

A district applies for a BID petition that will provide the district with services to the district that cannot be available through the City or County government's tax base. Each member of the BID must invest 50% of the cost of the services, the State asks for a 30% investment. The percentage is related to the percentage of profit received by the district due to the services purchased. Administration of the BID services costs approximately 9.9%. Discussion followed.

The takeaway from the BID discussion is that BID is a mechanism where a community group can self tax themselves (both business and residential) and directly invest those taxes into their community as a way of guaranteeing a certain level of service or benefit for the community.

6. President Vartan spoke about the November meeting and asked members to be thinking of ways the WNAC November meeting agenda can address the development issues discussed at this October meeting.

Meeting was Adjourned at 9:00PM.