



January 20, 2011

To: Council District 3, City of San Jose, and Sam Liccardo

Re: Delmas Park NAC Preferences Regarding Redistricting

Dear Sam,

I am writing to express the preferences and concerns of the Delmas Park Neighborhood Action Coalition regarding redistricting of council districts in 2011.

In discussions with residents there is clear support for remaining in the "Downtown Council District", District 3. There are many issues in which Delmas Park shares the problems, opportunities, and aims of the residents, property owners, and businesses in the downtown core. These include:

1. **Proximity.** Though sometimes a forgotten neighborhood in the past development of the city, Delmas Park today is clearly part of downtown. This is partly determined by the way in which it is isolated from other areas of the city. It is cut off from Gardner and Willow Glen by Interstate 280 and the railroad tracks define the western boundary. As a result the district shares little in terms of commercial interchange with the West San Carlos Business District area, which is mainly between 880 and Sunol. If high-speed rail and the ballpark are constructed, Delmas Park will be more clearly bordered on the west, putting it clearly within the boundaries of the future "downtown."
2. **Development Friendly Environment.** Though Route 87 presented a barrier to Delmas/downtown integration in the past, there are many connected paths and roadways under it and the city has made it clear that the path between downtown and future Diridon development is through Delmas Park. The city's plans for the Diridon area call for higher-rise development on San Carlos, more pedestrian development of San Fernando Street, and for a complete overhaul of the Delmas Park area. We, the residents of Delmas Park have been studying and supporting these development plans for a decade. **Residents of Delmas Park embrace development plans** and are eager to work with commercial and residential developers to fill out the city's vision of an active downtown where people can work, live and play. Again, we are downtowners, not suburbanites.



3. **Citizen Convenience.** Delmas Park has large numbers of citizens who work downtown, at City Hall, Horace Mann School, banks, law firms, and downtown businesses. We go downtown for work, dining, and entertainment. We walk downtown to restaurants, movies and the theater.
4. **Architectural Diversity.** Within its borders Delmas Park is one of the city's most diverse neighborhoods. It includes the Lakehouse Historic district, with 19th century Victorian homes, an upscale 4-story apartment complex (Bre Legacy), and 7-9 story affordable housing apartments (Delmas Park and Esperanza). In addition, it includes plenty of nice streets of early 20th century homes such as Gifford south of San Carlos, and areas of older low-income rental housing on and near Auzerais that are interspersed with light industrial buildings. Finally, it also includes blighted houses and some empty blocks ripe for development. This neighborhood profile much more closely resembles downtown District 3 areas.

In short, residents of Delmas Park consider themselves residents of Downtown. We choose to live here because we want an urban lifestyle that includes all the benefits and all the challenges. We believe that future improvements in our neighborhood depend on tighter integration with downtown and developments at Diridon. We are on the border of Districts 3 and 6 and Council boundaries will be changing as a result of the work to be done by the Redistricting Committee. Our past experiences have taught us that we need to clearly express our neighborhood concerns and opinions. We ask that these issues are presented to the Redistricting Committee and seriously considered when Council boundaries are drawn.

Sincerely,

Phil Hood
President
Delmas Park NAC