

THOMPSON | DORFMAN  
URBAN RESIDENTIAL DEVELOPMENT

March 24, 2008

Mayor Reed and City Council Members  
City of San Jose  
200 East Santa Clara Street  
San Jose, California 95113

Re: River View Master Plan  
3471 North First Street, San Jose

Dear Mayor Reed and City Council Members:

I would like to compliment you and your staff for the productive, efficient and professional entitlement process we experienced on our River View development. From our first meeting with members of the Planning Department nearly a year ago, we have always received the direction and input necessary to allow our design team to create an innovative mixed-use development consistent with the North San Jose Policy. Planning staff has provided us continuing and comprehensive review of our submission, arranged inter-department review and coordination in a timely manner, and helped us quickly work through technical issues regarding our proposal. Planning staff and representatives from each department have been accessible and responsive. With the exception of one Planning Commission meeting, in which Commissioners debated issues that were largely irrelevant to the River View submission, our interaction with the City has been very positive.

As you may recall, my partner, Will Thompson, and I acquired the Moitozo/North Park site and managed the related entitlement efforts while we were with Irvine Apartment Communities. We have entitled over 40 other developments, in two dozen different communities, during the past 20 years. Based on this breadth of experience, we would rate San Jose at the top of the list of jurisdictions in which we have worked. Not only does this encourage us to pursue other opportunities in San Jose, but I believe the process promotes the development of more thoughtful projects that enhance the community economically, socially and environmentally.

The completion of review and approval of River View in less than one year reflects the commitment and cooperation of your staff. We are appreciative of the opportunity to work with the City, and believe that the Planning Department has done an excellent job of implementing your vision for North San Jose.

Sincerely,



Bruce Dorfman  
Principal

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