EL PASEO AND 1777 SARATOGA AVENUE MIXED USE VILLAGE
1312 EL PASEO DE SARATOGA APN: 403-33-014
1777 SARATOGA AVENUE APN: 386-10-033, 044, 045, 046
SIGNATURE PROJECT APPLICATION SUBMITTAL 12.17.19

PROJECT DESCRIPTION

THE EL PASEO AND 1777 SARATOGA AVENUE MIXED-USE VILLAGE PROJECT IS A 10.66 AC GENERAL COMMERCIAL SITE AT LAWRENCE EXPRESSWAY, SARATOGA AVENUE AND QUITO ROAD. THE SITE IS PROPOSED TO BE REDEVELOPED INTO A COMMERCIAL/RESIDENTIAL MIXED-USE Neighborhood with up to 60,000 SF of EDUCATIONAL/ACADEMIC OFFICE; UP TO 40,000 SF OF GENERAL RETAIL/ENTERTAINMENT; AND UP TO 731 RESIDENTIAL UNITS.

THE PROJECT INCLUDES APPROXIMATELY 4.9 ACRES OF OPEN SPACE/PARK.

THE PROJECT AIMS TO BE A VIBRANT PLACE IN ACCORDANCE WITH SAN JOSE'S GENERAL PLAN 2040 AND TO COMPLY WITH THE CITY OF SAN JOSE'S SIGNATURE PROJECT GOALS AND REQUIREMENTS.

PROJECT TEAM

OWNER:
EL PASEO PROPERTY OWNER, LLC
965 PAGE MILL ROAD
PALO ALTO, CA 94304
PHONE: 650.344.1500

ARCHITECT:
KENNETH RODRIGUES & PARTNERS, INC.
445 N. WHISMAN ROAD, SUITE 200
MOUNTAIN VIEW, CA 94043
PHONE: 650.965.0700

KTGY ARCHITECTURE + PLANNING
1814 FRANKLIN STREET, SUITE 400
OAKLAND, CA 94612
PHONE: 510.272.2910

CIVIL ENGINEER:
BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE CA, 95112
PHONE: 408.467.9100

LANDSCAPE ARCHITECT:
PETERSEN STUDIO
133 KEARNY STREET, SUITE 303
SAN FRANCISCO, CA 94108
PHONE: 415.983.0950

EL PASEO & 1777 SARATOGA AVE MIXED USE VILLAGE
SAN JOSE, CALIFORNIA # 2019-0474
PD ZONING SUBMITTAL
DECEMBER 17, 2019

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3.2A CONCEPTUAL OPEN SPACE AND DIMENSIONED SITE PLAN
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4.1 CONCEPTUAL GRADING AND DRAINAGE PLAN - EL PASEO
4.2 CONCEPTUAL UTILITY PLAN - 1777 SARATOGA
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5.0 CONCEPTUAL STORMWATER PLAN - 1777 SARATOGA
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9.4 CONCEPTUAL BUILDING PLANS LEVEL 4
9.5 CONCEPTUAL BUILDING PLANS LEVEL 5
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TITLE SHEET 1.0
EL PASEO  &  1777 SARATOGA AVE MIXED USE VILLAGE
SAN JOSE, CALIFORNIA
SIGNATURE PROJECT SUBMITTAL
DECEMBER 17, 2019

CONCEPT
ILLUSTRATIVE SITE PLAN
**PROJECT DATA**

**PROJECT TOTALS: (177 SARATOGA & EL PASEO)**

<table>
<thead>
<tr>
<th>Site Area (AC)</th>
<th>1.5</th>
<th>1.5 ACRES</th>
</tr>
</thead>
</table>

**BUILDING AREA**

| Existing Building (SF) | 372,395 SF |
| New (SF)               | 372,395 SF |
| Total Commercial Area to Remove (SF) | 372,395 SF |

**EXISTING BUILDING AREA**

| Existing Building (SF) | 372,395 SF |
| New (SF)               | 372,395 SF |
| Total Commercial Area to Remove (SF) | 372,395 SF |

**NEW COMMERCIAL AREA ADDED**

| New (SF) | 372,395 SF |

**NEW EDUCATIONAL FACILITY AREA**

| New (SF) | 372,395 SF |

**NEW RESIDENTIAL**

| New (SF) | 372,395 SF |

**TOTAL BUILDING AREA**

| New (SF) | 372,395 SF |

**PARKING**

| Existing Surface Parking (P) | 2,507 P |
| New (P) | 2,507 P |
| Remaining Surface Parking (P) | 594 P |

**PARKING SPACE**

| Existing (P) | 2,507 P |
| New (P) | 2,507 P |

**RETAIL SPACE**

| Existing (SF) | 1,588 SF |
| New (SF) | 1,588 SF |

**RESIDENTIAL**

| Existing (SF) | 1,588 SF |
| New (SF) | 1,588 SF |

**TOTAL SPACE**

| Existing (SF) | 2,507 SF |
| New (SF) | 2,507 SF |

**SITE INFORMATION & SITE TOTALS (177 SARATOGA & EL PASEO)**

<table>
<thead>
<tr>
<th>Area Description</th>
<th>1.5 AC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Site</td>
<td>1.5 AC</td>
</tr>
<tr>
<td>Total Site</td>
<td>1.5 AC</td>
</tr>
</tbody>
</table>

**SITE INFORMATION & SITE TOTALS (177 SARATOGA & EL PASEO)**

<table>
<thead>
<tr>
<th>Area Description</th>
<th>1.5 AC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Site</td>
<td>1.5 AC</td>
</tr>
<tr>
<td>New Site</td>
<td>1.5 AC</td>
</tr>
</tbody>
</table>

**PD ZONING SUBMITTAL**

DECEMBER 17, 2019
PROJECT SITES
SIGNATURE PROJECT WITH A PLANNED DEVELOPMENT
REZONING TO CP(PD) PLANNED DEVELOPMENT ZONING DISTRICT. ALL PERMITTED AND CONDITIONAL USES UNDER THE R-M RESIDENTIAL ZONING DISTRICT AND CP COMMERCIAL GENERAL/PEDESTRIAN USES

GROSS SITE AREA:
33.59 AC 100%

EXISTING BUILDING ON EL PASEO SITE TO REMAIN

EL PASEO & 1777 SARATOGA AVE MIXED USE VILLAGE
SAN JOSE, CALIFORNIA # 2019-0474
PD ZONING SUBMITTAL DECEMBER 17, 2019

LAND USE PLAN 2.0
SEE ATTACHED DRAFT COPY OF THE DEVELOPMENT STANDARDS FOR REVIEW & COMMENTS
NOTE: THESE AREAS INCLUDE 8.85 AC. EL PASEO & 1.81 AC. 1777 SARATOGA SITES. THEY DO NOT INCLUDE ADDED OPEN SPACE ON THE 21.85 ACRE EXISTING SHOPPING CENTER.
NOTE: THESE AREAS INCLUDE 8.85 AC. EL PASEO SITE AND 1.81 AC. 1777 SARATOGA SITES. THEY DO NOT INCLUDE ADDED OPEN SPACE ON THE 21.85 ACRES EXISTING SHOPPING CENTER.
BUILDING 4
10-STORY RESIDENTIAL
(9 RESIDENTIAL LEVELS OVER 1 LEVEL OF GROCERY/RETAIL)

RETAIL

PAVILION

RETAIL

LOADING

BUILDING 3
9-STORY RESIDENTIAL
(RESIDENTIAL LEVELS STEP DOWN FROM 9 TO 5 LEVELS ADJACENT TO NEIGHBORHOOD)

RETAIL

PAVILION

RETAIL

LOADING

EL PASEO & 1777 SARATOGA AVE MIXED USE VILLAGE
SAN JOSE, CALIFORNIA
PD ZONING SUBMITTAL
DECEMBER 16, 2019

CONCEPTUAL STORMWATER PLAN - EL PASEO

5.1
### SITE DESIGN TABLE

<table>
<thead>
<tr>
<th>DMA #</th>
<th>TCM #</th>
<th>Treatment Type</th>
<th>LID or Non-LID</th>
<th>Sizing Method</th>
<th>Draining Area (s.f.)</th>
<th>Impervious Area (s.f.)</th>
<th>Pervious Area (s.f.)</th>
<th>Bioretention Area Required (s.f.)</th>
<th>Bioretention Area Provided (s.f.)</th>
<th>Overflow Riser Height (in)</th>
<th>Ponding Depth Required (ft)</th>
<th>Ponding Depth Provided (ft)</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>Self-retaining area</td>
<td>N/A</td>
<td>N/A</td>
<td>156,570</td>
<td>77,380</td>
<td>79,190</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>Min. 2:1 ratio of Impervious area</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>2</td>
<td>Self-retaining area</td>
<td>N/A</td>
<td>N/A</td>
<td>10,895</td>
<td>9,935</td>
<td>960</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>Min. 2:1 ratio of Impervious area</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>3</td>
<td>Bioretention lined* w/ underdrain</td>
<td>LID 2C. Flow: 4% Method **</td>
<td>0,500</td>
<td>4,749</td>
<td>2,261</td>
<td>190</td>
<td>230</td>
<td>6&quot;</td>
<td>6&quot;</td>
<td>6&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>4</td>
<td>Bioretention lined* w/ underdrain</td>
<td>LID 2C. Flow: 4% Method **</td>
<td>54,600</td>
<td>45,800</td>
<td>8,800</td>
<td>1,832</td>
<td>1,934</td>
<td>6&quot;</td>
<td>6&quot;</td>
<td>6&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>5</td>
<td>Bioretention lined* w/ underdrain</td>
<td>LID 2C. Flow: 4% Method **</td>
<td>52,507</td>
<td>43,340</td>
<td>9,167</td>
<td>1,734</td>
<td>1,783</td>
<td>6&quot;</td>
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<td></td>
<td></td>
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<tr>
<td>6</td>
<td>6</td>
<td>Flow-Through planter concrete lined* w/ underdrain</td>
<td>LID 2C. Flow: 4% Method **</td>
<td>18,430</td>
<td>13,245</td>
<td>5,185</td>
<td>530</td>
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<td>6&quot;</td>
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<td></td>
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<tr>
<td>7</td>
<td>7</td>
<td>Flow-Through planter concrete lined* w/ underdrain</td>
<td>LID 2C. Flow: 4% Method **</td>
<td>11,040</td>
<td>9,400</td>
<td>1,640</td>
<td>376</td>
<td>496</td>
<td>6&quot;</td>
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<td>12,330</td>
<td>8,560</td>
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<tr>
<td>9</td>
<td>9</td>
<td>Self-retaining area</td>
<td>LID 2C. Flow: 4% Method **</td>
<td>14,255</td>
<td>6,115</td>
<td>8,140</td>
<td>N/A</td>
<td>N/A</td>
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<td>N/A</td>
<td>N/A</td>
<td>Min. 2:1 ratio of Impervious area</td>
<td></td>
</tr>
</tbody>
</table>

**Legend Totals:**
- Onsite: 337,637
- Offsite: 256,643

**Footnotes:**
* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)

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### TREATMENT CONTROL MEASURES SUMMARY TABLE - EL PASEO

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<td>N/A</td>
<td>N/A</td>
<td>Min. 2:1 ratio of Impervious area</td>
<td></td>
</tr>
</tbody>
</table>

**Legend Totals:**
- Onsite: 218,524
- Offsite: 119,113

**Footnotes:**
* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)

---

### CONCEPTUAL STORMWATER PLAN

**5.2**
NOTE: ALL WORK ON THE 21.85 ACRE SITE WILL BE SUBMITTED UNDER A SEPARATE USE PERMIT APPLICATION. ALL NOTES, DRAWINGS, AND INTENT ARE CONCEPTUAL INFORMATION TO SHOW HOW THE TWO SITES WILL LINK TOGETHER AND ACT AS INTEGRATED 31.78 ACRE DEVELOPMENT.
BUILDING 1
7- STORY BUILDING
(7 LEVELS OF RESIDENTIAL OVER 1 LEVEL OF PARKING)

BUILDING 2
7- STORY BUILDING
(7 LEVELS OF RESIDENTIAL OVER 1 LEVEL OF PARKING)

BUILDING 3
9- STORY RESIDENTIAL
(RESIDENTIAL LEVELS STEP DOWN FROM 9 TO 5 LEVELS ADJACENT TO NEIGHBORHOOD)

BUILDING 4
12- STORY BUILDING
(10 LEVELS OF RESIDENTIAL OVER 2 LEVELS OF RETAIL & GARAGE)

BUILDING 5
12- STORY BUILDING
(10 RESIDENTIAL LEVELS OVER 2 LEVELS OF PARKING)

PROGRAM LEGEND
- RESIDENTIAL
- EDUCATIONAL
- RETAIL
- PARKING GARAGE
- OPEN SPACE / DECK
- AMENITY

CONCEPTUAL BUILDING PLANS
LEVEL 5

PD ZONING SUBMITTAL
DECEMBER 17, 2019

EL PASEO & 1777 SARATOGA AVE MIXED USE VILLAGE
SAN JOSE, CALIFORNIA

050100 25

A3.9

CONCEPTUAL PROGRAM LEGEND
RESIDENTIAL
EDUCATIONAL
RETAIL
PARKING GARAGE
OPEN SPACE / DECK
AMENITY
**Events and Activities**

*Concept Imagery*

- **Performances at Plaza**: Image: Odunde Festival, A. Ricketts
- **Outdoor Performances**: Image: Discovery Green, Houston
- **Festival on Multi-use Lawn**: Image: Discovery Green, Houston
- **Interactive Art Installations**: Image: Discovery Green, Houston
- **Outdoor Movies on Multi-use Lawn**: Image: Olympic Sculpture Park, Seattle
- **Fitness on Sloped Lawn**: Image: Olympic Sculpture Park, Seattle
- **Outdoor Movies on Multi-use Lawn**: Image: Olympic Sculpture Park, Seattle
- **Community Events**: Image: Dancing at Dusk, Westlake Park, Seattle
DINING UNDER SHADE STRUCTURE

IMAGE: MINT PLAZA, SAN FRANCISCO

INTERACTIVE ART FOUNTAIN

IMAGE: MIST TREE AT DISCOVERY GREEN, HOUSTON

SHADED SEATING IN PLAZA

IMAGE: SAN PEDRO SQUARE MARKET, SAN JOSE

interactive fountain

IMAGE: DELO GARDEN, DALLAS

INTERACTIVE FOUNTAIN

IMAGE: MINT PLAZA, SAN FRANCISCO

CAFE SEATING

IMAGE: MINT PLAZA, SAN FRANCISCO

SHADED CAFE SPILLOUT AT PROMENADE

IMAGE: SAN PEDRO SQUARE MARKET, SAN JOSE
**EDUCATIONAL & COMMUNITY OPEN SPACE**

- **COMMUNITY DOG RUN**
- **TERRACES OVERLOOKING LAWN**
- **SHADED LAWN TERRACES**
- **FITNESS ON LAWN**
- **COMMUNITY DOG RUN**
- **LAWN VOLLEYBALL**
- **TERRACES OVERLOOKING LAWN**
- **SHADED GARDEN SEATING AT LAWN EDGE**
- **PICK-UP SPORTS**
- **COMMUNITY DOG RUN**
- **LAWN VOLLEYBALL**
BUILDING 4
10-STORY RESIDENTIAL
(9 RESIDENTIAL LEVELS OVER 1 LEVEL OF GROCERY/RETAIL)

RETAIL
PAVILION

RETAIL

BUILDING 3
9-STORY RESIDENTIAL
(RESIDENTIAL LEVELS STEP DOWN FROM 9 TO 5 LEVELS ADJACENT TO NEIGHBORHOOD)

RETAIN PAVILION

LOADING

EL PASEO & 1777 SARATOGA AVE MIXED USE VILLAGE
SAN JOSE, CALIFORNIA

PD ZONING SUBMITTAL
DECEMBER 16, 2019

CONCEPTUAL FIRE ACCESS PLAN - EL PASEO

MATCHLINE SEE C5.0