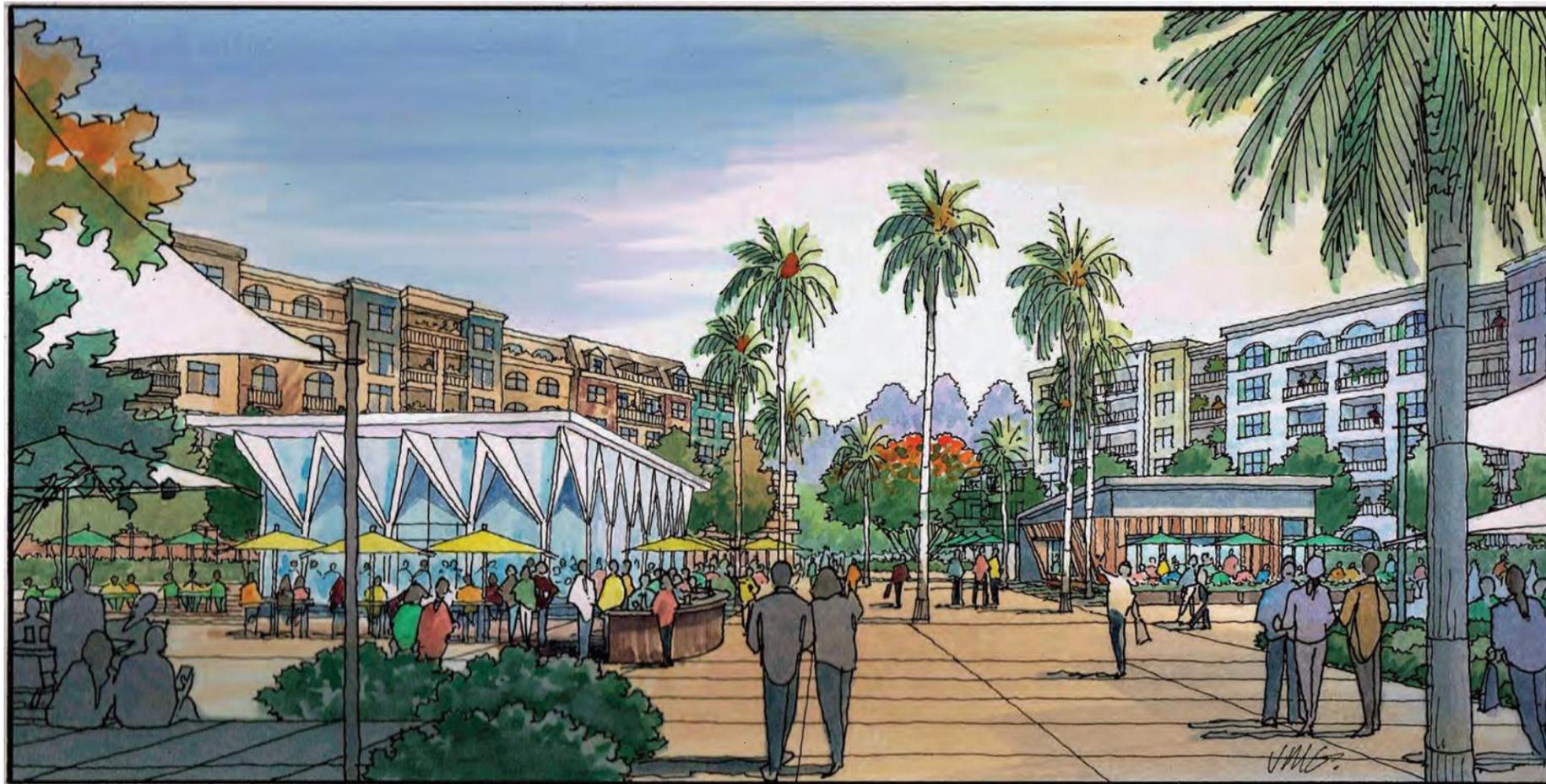


# CAMBRIAN PARK MIXED-USE VILLAGE

PLANNED DEVELOPMENT ZONING AND PERMIT APPLICATION PDC17-040  
14200 & 14420 UNION AVE, SAN JOSE, CALIFORNIA  
JULY 31, 2020



## PROJECT DESCRIPTION

THE CAMBRIAN PARK PLAZA MIXED-USE VILLAGE PROJECT IS AN 18.13 AC UNINCORPORATED SITE AT CAMDEN AVENUE AND UNION AVENUE TO BE REDEVELOPED INTO A COMMERCIAL/ RESIDENTIAL MIXED-USE NEIGHBORHOOD COMMUNITY WITH GENERAL COMMERCIAL; HOTEL; ASSISTED LIVING; PODIUM CLUSTER APARTMENTS; TOWNHOUSE UNITS; SINGLE FAMILY HOMES; TOWN SQUARE AND PARK WHICH HOUSE THE HISTORICAL CAROUSEL SIGN.

THE PROJECT AIMS TO CREATE A VIBRANT URBAN VILLAGE 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:  
WEINGARTEN REALTY INVESTORS  
4440 N. 36TH STREET, SUITE 200  
PHOENIX, AZ 85018  
PHONE: 602.263.1166

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

ENTITLEMENT CONSULTANT:  
THE MORLEY BROS.  
475 ALBERTO WAY, SUITE 210  
LOS GATOS, CA 95032  
PHONE: 408.458.4400

CIVIL ENGINEER:  
KIMLEY-HORN  
100 W. SAN FERNANDO STREET, SUITE 250  
SAN JOSE, CA 95113  
PHONE: 669.800.4130

LANDSCAPE ARCHITECT:  
THE GUZZARDO PARTNERSHIP INC.  
181 GREENWICH STREET  
SAN FRANCISCO, CA 94111  
PHONE: 415.433.4672

## VICINITY MAP

(NOT TO SCALE)



PROJECT SITE

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## PROJECT INFORMATION

|  |  |
|--|--|
| PD ZONING AND PERMIT APPLICATION NUMBER: | PDC17-040  |
| ASSESSOR'S PARCEL NUMBERS:               | APN: 41908012, APN: 41908013                     |
| PROJECT ADDRESSES:                       | 14200 & 14420 UNION AVENUE, SAN JOSE, CALIFORNIA |
| EXISTING GENERAL PLAN DESIGNATION:       | NEIGHBORHOOD/COMMUNITY COMMERCIAL                |
| EXISTING ZONING DESIGNATIONS:            | UNINCORPORATED                                   |
| PROPOSED USES:                           | RESIDENTIAL/COMMERCIAL/HOTEL/ASSISTED LIVING     |
| GROSS SITE AREA:                         | 18.13 ACRES                                      |
| NET PROJECT SITE AREA:                   | 17.21 ACRES                                      |
| PROPOSED SITE COVERAGE:                  |  |
| BUILDINGS:                               | 32.5%  |
| DRIVEWAYS/SURFACE PARKING:               | 15.0%  |
| HARDSCAPE:                               | 22.5%  |
| LANDSCAPE:                               | 30.0%  |

# CAMBRIAN PARK VILLAGE

14900 CAMDEN AVE,  
SAN JOSE, CA

MIXED-USE VILLAGE

WEINGARTEN REALTY



KENNETH RODRIGUES & PARTNERS INC.  
445 North Whisman Road, Suite 200  
Mountain View, CA 95035-0700

CONSULTANT

KEYMAP

REVISION

PROJECT NO. 31.616      DATE      JULY 31 2020

DRAWN BY      SCALE

CHECKED BY

INDEX SHEET

A0.1



# CAMBRIAN PARK VILLAGE

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## DESIGN GOALS AND IMAGERY

# A0.2

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### DESIGN GOALS

1. CREATE A **BIKE-FRIENDLY** AND **PEDESTRIAN-FRIENDLY** PROJECT.
2. INCORPORATE CAMBRIAN PARK PLAZA'S **HISTORY** INTO THE NEW DEVELOPMENT.
3. CREATE SPACES THAT INCLUDE **PUBLIC ART**.
4. THE **INTERSECTION OF CAMDEN AND UNION** SHOULD SERVE AS THE PROJECT'S **MOST VISIBLE- PROMINENT LOCATION**.

#### FEATURE A **CENTRAL PROMENADE**

CREATE **UNIQUE AND SPECTACULAR ARCHITECTURE** AT THE PROMENADE

CREATE A **SIGHT LINE** FROM **CAMDEN AND UNION** THROUGH TO **WYRICK AVENUE**.

5. INTEGRATE THE USES ON SITE TO FEEL **COHESIVE** AND **PEDESTRIAN-FRIENDLY**.
6. CREATE A **MIXED-USE VILLAGE** WITH **RETAIL AT THE GROUND FLOOR** AND **RESIDENTIAL ABOVE**.
7. INCREASE THE **PARK AND OPEN SPACE**.



# CAMBRIAN PARK VILLAGE

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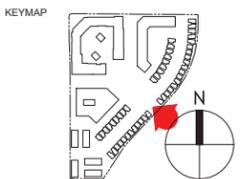
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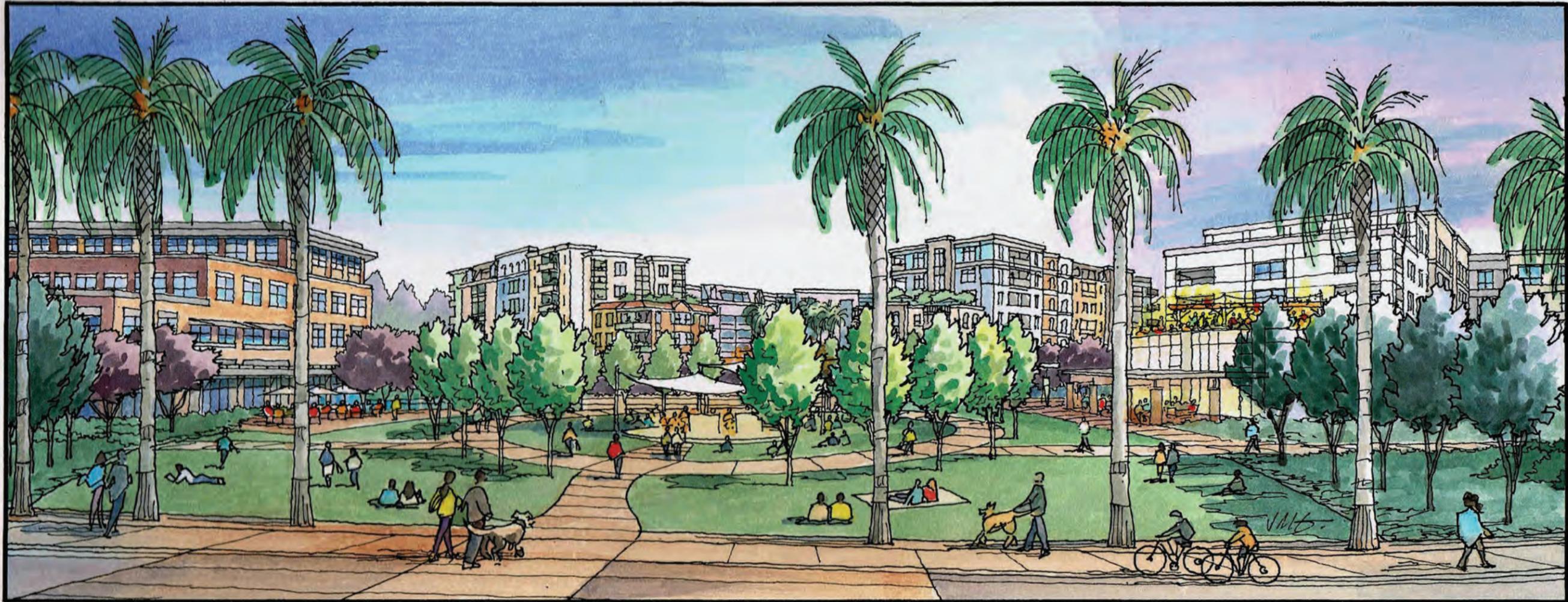
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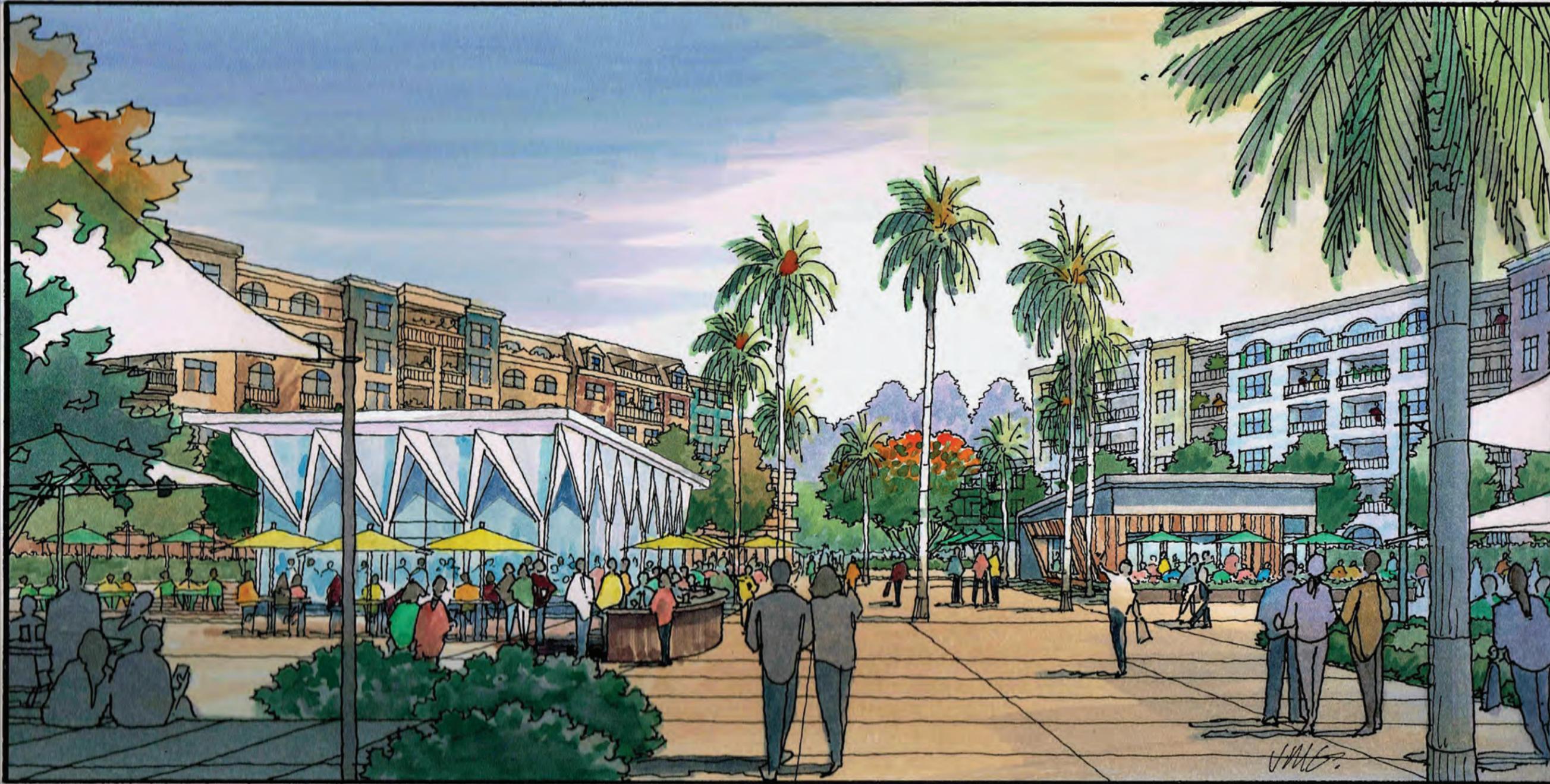
PERSPECTIVE  
VIEWS

A0.3

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1 VIEW FROM COMMUNITY PARK LOOKING TOWARDS BUILDING 1, 2 AND 3



1 VIEW OF PLAZA OPEN SPACE OF BUILDING 1

# CAMBRIAN PARK VILLAGE

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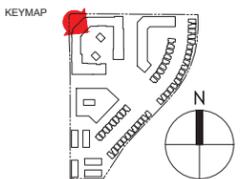
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PERSPECTIVE  
VIEWS

A0.4

# CAMBRIAN PARK VILLAGE

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SAN JOSE, CA

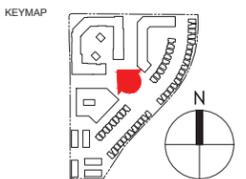
MIXED-USE VILLAGE

WEINGARTEN REALTY



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VIEWS

A0.5

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1 VIEW FROM COMMUNITY PARK LOOKING TOWARDS BUILDING 1

# CAMBRIAN PARK VILLAGE

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SAN JOSE, CA

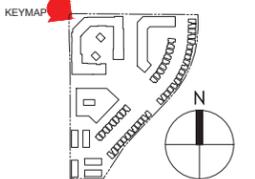
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PERSPECTIVE  
VIEWS

A0.6

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1 VIEW FROM THE INTERSECTION OF CAMDEN AVENUE AND UNION AVENUE

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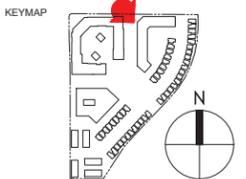
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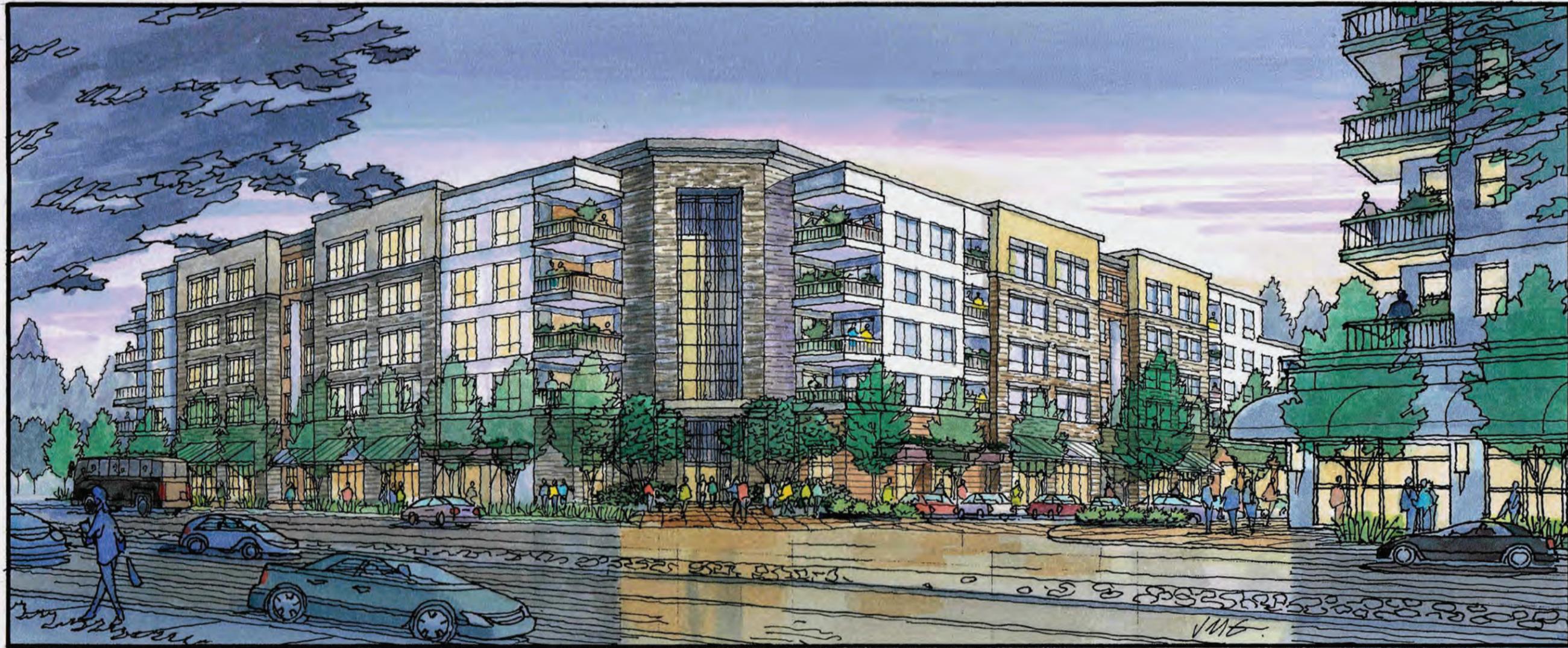
DRAWN BY SCALE

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PERSPECTIVE  
VIEWS

## A0.7

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1 VIEW FROM CAMDEN AVE LOOKING TOWARDS BUILDING 1 AND 2

# CAMBRIAN PARK VILLAGE

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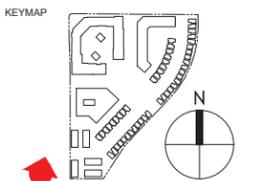
MIXED-USE VILLAGE

WEINGARTEN REALTY



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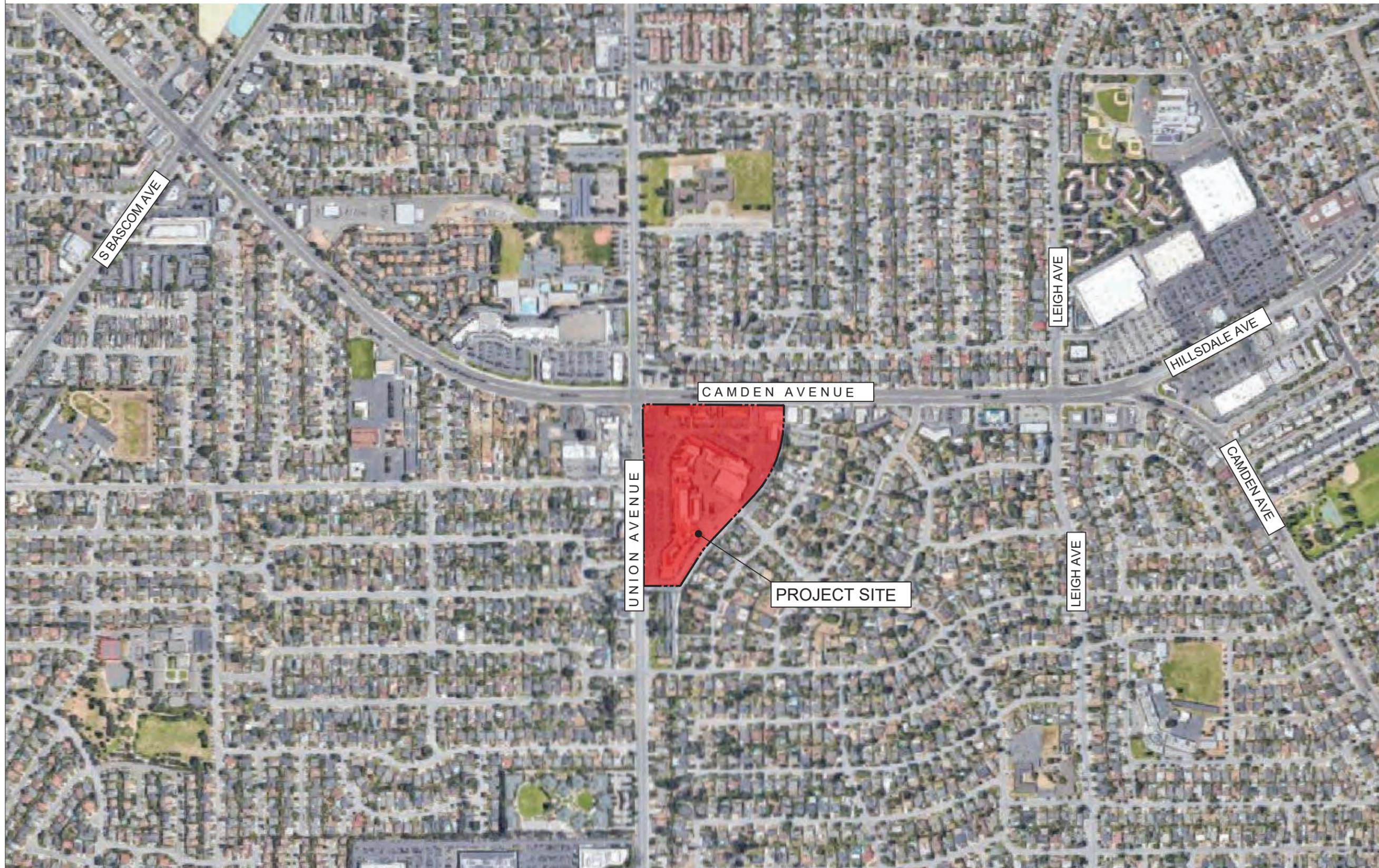
PERSPECTIVE  
VIEWS

A0.8

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1 VIEW FROM UNION AVE LOOKING TOWARDS BUILDING 1, 3 AND 4



# CAMBRIAN PARK VILLAGE

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SAN JOSE, CA

MIXED-USE VILLAGE

WEINGARTEN REALTY



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KEYMAP

REVISION

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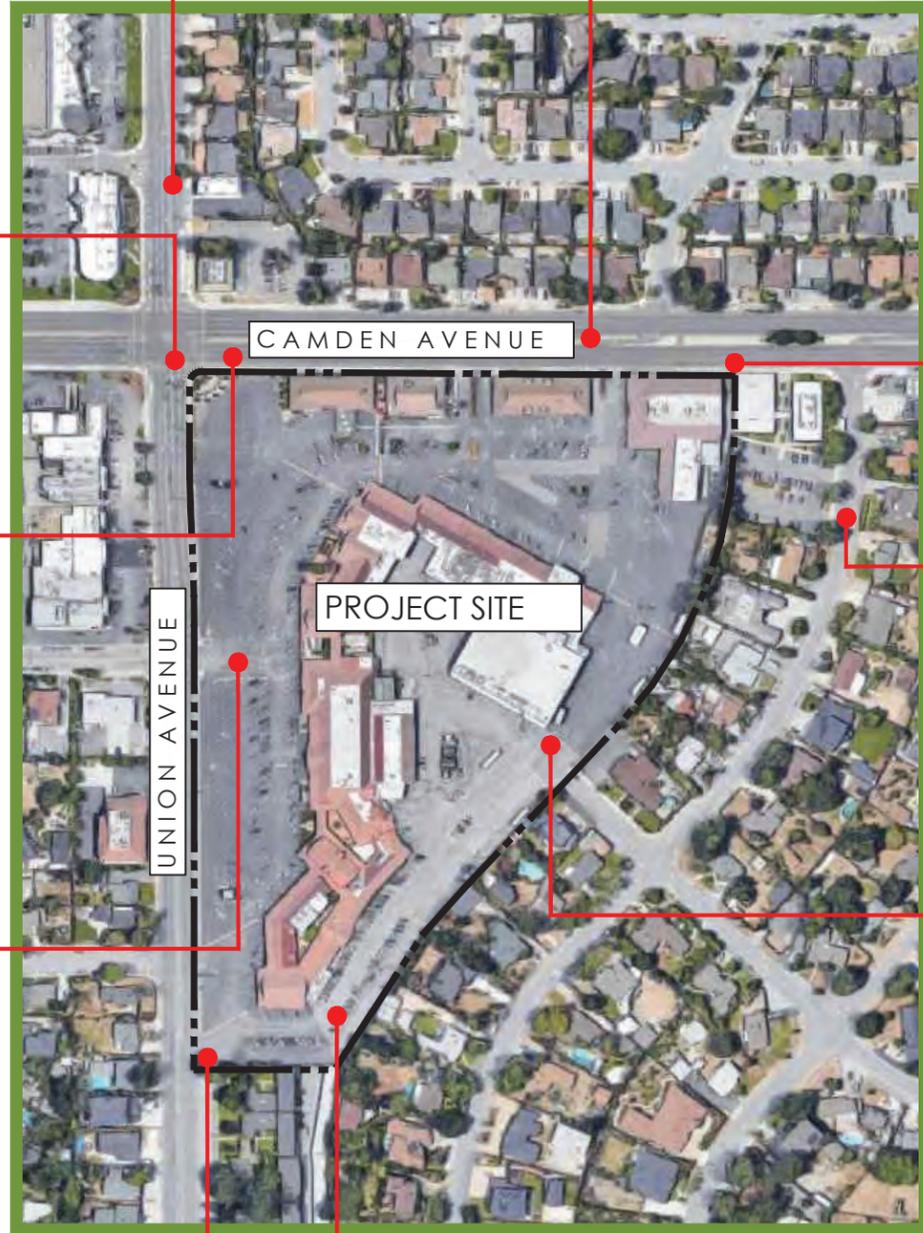
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## AERIAL MAP

# A1.0





# CAMBRIAN PARK VILLAGE

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MIXED-USE VILLAGE

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## EXISTING SITE PHOTOS

# A1.1

VICINITY MAP  
(NOT TO SCALE)



# CAMBRIAN PARK VILLAGE

14900 CAMDEN AVE,  
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MIXED-USE VILLAGE

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## GENERAL DEVELOPMENT PLAN

# A2.0

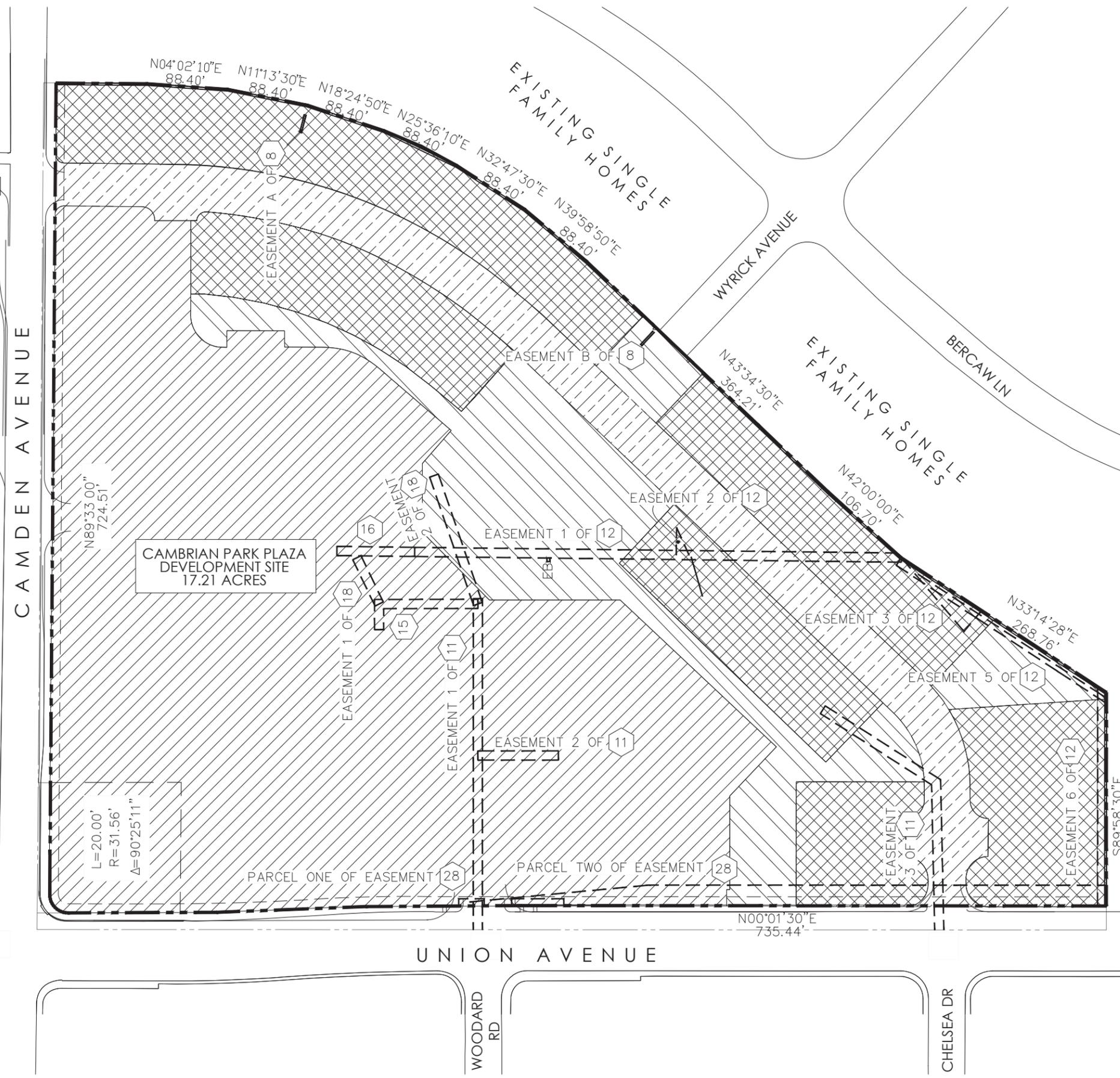
### LEGEND



### PERMITTED USES

| HATCH PATTERN | AREA  | PERCENT     |
|---------------|---|-------------|
|               | PUBLIC PARK/<br>OPEN SPACE 2.26 AC                  | 13.13%      |
|               | PUBLIC STREET<br>RIGHT OF WAY<br>DEDICATION 1.62 AC | 9.42%       |
|               | COMMERCIAL 8.75 AC                                  | 50.84%      |
|               | RESIDENTIAL 4.58 AC                                 | 26.61%      |
|               | <b>NET SITE AREA 17.21 AC</b>                       | <b>100%</b> |

NOTE: SIZE AND LOCATION OF PUBLIC RIGHT OF WAY IS APPROXIMATE AND MAY BE REDEFINED AS PROJECT PROGRESSES.



CAMBRIAN PARK PLAZA  
DEVELOPMENT SITE  
17.21 ACRES

L=20.00'  
R=31.56'  
Δ=90°25'11"

PARCEL ONE OF EASEMENT 28

PARCEL TWO OF EASEMENT 28

N00°01'30"E  
735.44'

S89°58'30"E  
232.82'

N33°14'28"E  
268.76'

N42°00'00"E  
106.70'

N43°34'30"E  
364.21'

N32°47'30"E  
88.40'

N25°36'10"E  
88.40'

N18°24'50"E  
88.40'

N11°13'30"E  
88.40'

N04°02'10"E  
88.40'

EASEMENT A OF 8

EASEMENT B OF 8

EASEMENT 2 OF 12

EASEMENT 1 OF 12

EASEMENT 3 OF 12

EASEMENT 5 OF 12

EASEMENT 2 OF 11

EASEMENT 1 OF 11

EASEMENT 1 OF 18

EASEMENT 2 OF 16

EASEMENT 1 OF 16

EASEMENT 3 OF 11

EASEMENT 6 OF 12

UNION AVENUE

WOODARD RD

CHELSEA DR

CAMDEN AVENUE

EXISTING SINGLE FAMILY HOMES

EXISTING SINGLE FAMILY HOMES

WYRICK AVENUE

BERCAULIN

UNION AV

CAMDEN AV

S BASCOM AV

17

85

SAMARTIAN DR

LEIGH AV

WILSDALE AV

FOXWORTHY AV

CAMBRIAN  
PARK VILLAGE

14900 CAMDEN AVE,  
SAN JOSE, CA

MIXED-USE VILLAGE

WEINGARTEN REALTY



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A DRAFT COPY OF THE PROPOSED  
DEVELOPMENT STANDARDS WILL BE  
REVIEWED WITH THE CITY AND THE  
APPLICANT AND ONCE FINALIZED, IT  
WILL BE ATTACHED TO THIS SHEET

KEYMAP

REVISION

PROJECT NO. 31.616 DATE JULY 31 2020

DRAWN BY SCALE

CHECKED BY

DEVELOPMENT  
STANDARDS

A2.1

# CAMBRIAN PARK VILLAGE

14900 CAMDEN AVE,  
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MIXED-USE VILLAGE

WEINGARTEN REALTY



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KEYMAP

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PROJECT NO. 31.616 DATE JULY 31 2020

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CONCEPTUAL  
SITE PLAN

A3.0

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**★** MAJOR AUTO ENTRY  
**★** AUTO ENTRY TO UNDERGROUND OR NEW STRUCTURED PARKING

NOTE:  
SEE SHEET A3.2 FOR DETAILED PROJECT DATA INFORMATION

SEE SHEET A3.1 FOR COMPREHENSIVE SITE PLAN FOR SITE DETAILS



# CAMBRIAN PARK VILLAGE

14900 CAMDEN AVE,  
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MIXED-USE VILLAGE

WEINGARTEN REALTY



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KEYMAP

REVISION

PROJECT NO. 31.616 DATE JULY 31 2020

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## COMPREHENSIVE SITE PLAN

# A3.1

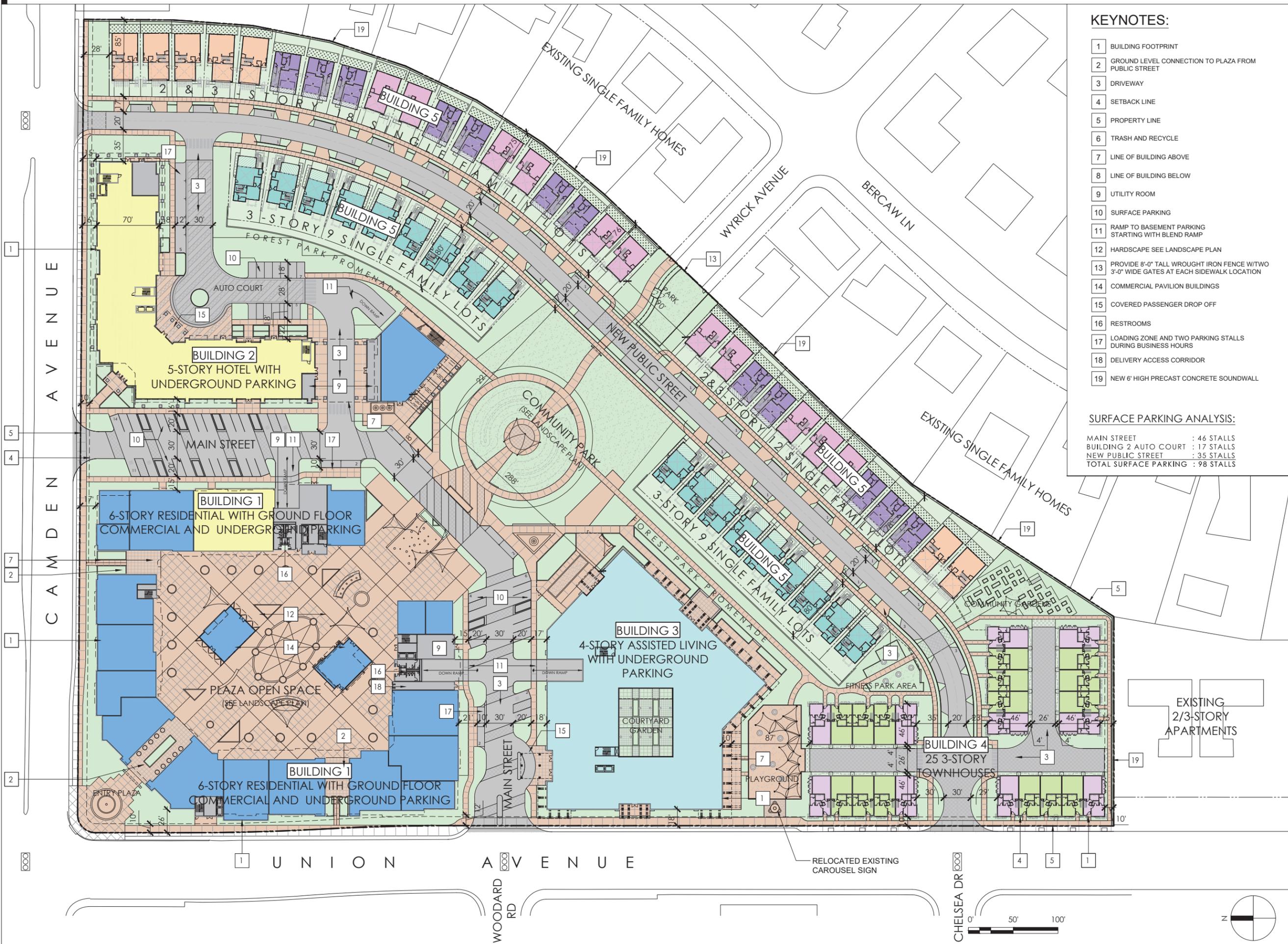
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### KEYNOTES:

- 1 BUILDING FOOTPRINT
- 2 GROUND LEVEL CONNECTION TO PLAZA FROM PUBLIC STREET
- 3 DRIVEWAY
- 4 SETBACK LINE
- 5 PROPERTY LINE
- 6 TRASH AND RECYCLE
- 7 LINE OF BUILDING ABOVE
- 8 LINE OF BUILDING BELOW
- 9 UTILITY ROOM
- 10 SURFACE PARKING
- 11 RAMP TO BASEMENT PARKING STARTING WITH BLEND RAMP
- 12 HARDSCAPE SEE LANDSCAPE PLAN
- 13 PROVIDE 8'-0" TALL WROUGHT IRON FENCE W/TWO 3'-0" WIDE GATES AT EACH SIDEWALK LOCATION
- 14 COMMERCIAL PAVILION BUILDINGS
- 15 COVERED PASSENGER DROP OFF
- 16 RESTROOMS
- 17 LOADING ZONE AND TWO PARKING STALLS DURING BUSINESS HOURS
- 18 DELIVERY ACCESS CORRIDOR
- 19 NEW 6' HIGH PRECAST CONCRETE SOUNDWALL

### SURFACE PARKING ANALYSIS:

|                              |                    |
|------------------------------|--------------------|
| MAIN STREET                  | : 46 STALLS        |
| BUILDING 2 AUTO COURT        | : 17 STALLS        |
| NEW PUBLIC STREET            | : 35 STALLS        |
| <b>TOTAL SURFACE PARKING</b> | <b>: 98 STALLS</b> |



**BUILDING 1 - RESIDENTIAL & COMMERCIAL**

6-STORY BUILDING - 401,930 SF

| RESIDENTIAL (LEVELS 2-6)              |                  |            |         |        |
|---------------------------------------|------------------|------------|---------|--------|
| TOTAL AREA: 340,220 SF                |                  |            |         |        |
| NAME                                  | TYPE             | UNIT SF    | DECK SF | UNIT # |
| A1A                                   | 1 BEDROOM        | 764        | 68      | 203    |
| A1B                                   | 2 BEDROOM        | 1096       | 68      | 54     |
| A1C                                   | 2 BEDROOM        | 1205       | 122     | 20     |
| A1D                                   | 2 BEDROOM        | 1161       | 157     | 10     |
| A1E                                   | 2 BEDROOM        | 1057       | 75      | 18     |
| <b>305 UNITS</b>                      |                  |            |         |        |
| TYPE                                  | PERCENTAGE %     | UNIT #     |         |        |
| 1 BEDROOM                             | 66.5%            | 203        |         |        |
| 2 BEDROOM                             | 33.5%            | 102        |         |        |
|                                       | 100%             | <b>305</b> |         |        |
| RESIDENTIAL (LEVEL 1)                 |                  |            |         |        |
| SPACE                                 | AREA             |            |         |        |
| APARTMENT AMENITY                     | 6,310 SF         |            |         |        |
| LOBBY 1                               | 610 SF           |            |         |        |
| LOBBY 2                               | 700 SF           |            |         |        |
| LOBBY 3                               | 350 SF           |            |         |        |
| LOBBY 4                               | 940 SF           |            |         |        |
| <b>GROUND FLOOR RESIDENTIAL AREA:</b> | <b>8,910 SF</b>  |            |         |        |
| COMMERCIAL (LEVEL 1)                  |                  |            |         |        |
| SPACE                                 | AREA             |            |         |        |
| COMMERCIAL 1                          | 1,180 SF         |            |         |        |
| COMMERCIAL 2                          | 1,160 SF         |            |         |        |
| COMMERCIAL 3                          | 3,900 SF         |            |         |        |
| COMMERCIAL 4                          | 3,700 SF         |            |         |        |
| COMMERCIAL 5                          | 1,950 SF         |            |         |        |
| COMMERCIAL 6                          | 3,660 SF         |            |         |        |
| COMMERCIAL 7                          | 3,960 SF         |            |         |        |
| COMMERCIAL 8                          | 3,460 SF         |            |         |        |
| COMMERCIAL 9                          | 4,130 SF         |            |         |        |
| COMMERCIAL 10                         | 3,470 SF         |            |         |        |
| COMMERCIAL 11                         | 2,570 SF         |            |         |        |
| COMMERCIAL 12                         | 3,300 SF         |            |         |        |
| COMMERCIAL 13                         | 3,340 SF         |            |         |        |
| COMMERCIAL 14                         | 1,090 SF         |            |         |        |
| COMMERCIAL 15                         | 1,300 SF         |            |         |        |
| COMMERCIAL 16                         | 4,850 SF         |            |         |        |
| COMMERCIAL 17                         | 2,680 SF         |            |         |        |
| COMMERCIAL 18                         | 2,050 SF         |            |         |        |
| COMMERCIAL 19                         | 2,000 SF         |            |         |        |
| <b>TOTAL COMMERCIAL AREA:</b>         | <b>53,750 SF</b> |            |         |        |
| MISC.                                 |                  |            |         |        |
| RESTROOM 1                            | 720 SF           |            |         |        |
| RESTROOM 2                            | 720 SF           |            |         |        |
| TRASH & UTILITY                       | 3,920 SF         |            |         |        |
| <b>SERVICE AND RESTROOM AREA:</b>     | <b>5,360 SF</b>  |            |         |        |
| <b>GROUND FLOOR AREA:</b>             | <b>68,000 SF</b> |            |         |        |

**BUILDING 2 - HOTEL & COMMERCIAL**

5-STORY BUILDING - 165,740 SF

| HOTEL (LEVELS 2-5)          |                  |            |         |        |
|-----------------------------|------------------|------------|---------|--------|
| TOTAL AREA: 131,380 SF      |                  |            |         |        |
| NAME                        | TYPE             | ROOM SF    | DECK SF | ROOM # |
| H2A                         | KING             | 340        | 50      | 88     |
| H2B                         | KING             | 370        | 0       | 45     |
| H2C                         | QUEEN            | 370        | 0       | 54     |
| H2D                         | QUEEN            | 370        | 0       | 12     |
| H2E                         | QUEEN            | 340        | 50      | 21     |
| H2F                         | SUITE            | 730        | 110     | 9      |
| <b>229 ROOMS</b>            |                  |            |         |        |
| TYPE                        | PERCENTAGE %     | ROOM #     |         |        |
| KING                        | 58%              | 133        |         |        |
| QUEEN                       | 38%              | 87         |         |        |
| SUITE                       | 4%               | 9          |         |        |
|                             | 100%             | <b>229</b> |         |        |
| GROUND FLOOR (LEVEL 1)      |                  |            |         |        |
| SPACE                       | AREA             |            |         |        |
| HOTEL                       | 26,980 SF        |            |         |        |
| COMMERCIAL 1                | 4,610 SF         |            |         |        |
| UTILITY 1                   | 1,170 SF         |            |         |        |
| UTILITY 2                   | 470 SF           |            |         |        |
| TRASH ROOM                  | 1,130 SF         |            |         |        |
| <b>TOTAL BUILDING AREA:</b> | <b>34,360 SF</b> |            |         |        |

**BUILDING 3 - ASSISTED LIVING**

4-STORY BUILDING - 154,680 SF

| ASSISTED LIVING             |                   |
|-----------------------------|-------------------|
| LEVEL                       | AREA              |
| FIRST FLOOR                 | 43,340 SF         |
| SECOND FLOOR                | 45,100 SF         |
| THIRD FLOOR                 | 38,130 SF         |
| FOURTH FLOOR                | 28,110 SF         |
| <b>TOTAL BUILDING AREA:</b> | <b>154,680 SF</b> |

**BUILDING 4 - TOWN HOMES**

25 3-STORY TOWNHOUSES - 49,350 SF

| 25 TOWNHOMES                      |                 |           |         |        |
|-----------------------------------|-----------------|-----------|---------|--------|
| NAME                              | TYPE            | UNIT SF   | DECK SF | UNIT # |
| TH-1A                             | 3 BR+LOFT/ 4 BA | 1,965 SF  | 280 SF  | 10     |
| TH-1B                             | 3 BR+LOFT/ 4 BA | 1,980 SF  | 280 SF  | 15     |
| <b>TOTAL TOWN HOMES: 25 UNITS</b> |                 |           |         |        |
| NAME                              | PERCENTAGE %    | UNIT #    |         |        |
| TH-1A                             | 40%             | 10        |         |        |
| TH-1B                             | 60%             | 15        |         |        |
|                                   | 100%            | <b>25</b> |         |        |

**BUILDING 5 - SINGLE FAMILY HOMES**

48 2/3 STORY HOMES - 113,588 SF

| 2-STORY HOMES                              |                   |           |        |
|--|-------------------|-----------|--------|
| NAME                                       | TYPE              | UNIT SF   | UNIT # |
| 1A   | 3 BEDROOM/ 2.5 BA | 1,826 SF  | 11     |
| 2A   | 4 BEDROOM/ 2.5 BA | 2,302 SF  | 7      |
| <b>18 UNITS</b>                            |                   |           |        |
| 3-STORY HOMES                              |                   |           |        |
| NAME                                       | TYPE              | UNIT SF   | UNIT # |
| 3A   | 4 BEDROOM/ 3.5 BA | 2,506 SF  | 18     |
| 4A   | 4 BEDROOM/ 4 BA   | 2,690 SF  | 12     |
| <b>30 UNITS</b>                            |                   |           |        |
| <b>TOTAL SINGLE FAMILY HOMES: 48 UNITS</b> |                   |           |        |
| TYPE                                       | PERCENTAGE %      | UNIT #    |        |
| 2 STORY                                    | 37.5%             | 18        |        |
| 3 STORY                                    | 62.5%             | 30        |        |
|  | 100%              | <b>48</b> |        |

**PROJECT TOTALS**

|  | NET               | GROSS               |                |                     |
|--|-------------------|---------------------|----------------|---------------------|
| <b>SITE AREA</b>                                 | 17.21 ACRES       | 18.13 ACRES         |                |                     |
| NEW BUILDING AREA                                |                   |                     |                |                     |
| TYPE   | UNIT #            | GROSS               |                |                     |
| COMMERCIAL AREA                                  |                   | 58,360 SF           |                |                     |
| APARTMENTS                                       | 305               | 340,220 SF          |                |                     |
| HOTEL  |                   | 136,960 SF          |                |                     |
| ASSISTED LIVING                                  |                   | 131,480 SF          |                |                     |
| TOWNHOUSES                                       | 25                | 49,350 SF           |                |                     |
| SINGLE FAMILY HOMES                              | 48                | 113,620 SF          |                |                     |
| PARKING  |                   |                     |                |                     |
| SURFACE  |                   | 98 STALLS           |                |                     |
| BELOW GRADE                                      |                   | 1,225 STALLS        |                |                     |
| PRIVATE GARAGES                                  |                   | 146 STALLS          |                |                     |
| <b>TOTAL PARKING PROPOSED</b>                    |                   | <b>1,469 STALLS</b> |                |                     |
| PARKING RATIOS                                   |                   |                     |                |                     |
| TYPE   | RATIO REQUIRED    | STALLS REQUIRED     | RATIO PROVIDED | STALLS PROVIDED     |
| COMMERCIAL                                       | 6/1000            | 351 STALLS          | 6.3/1000       | 373 STALLS          |
| APARTMENTS                                       | 1.5/UNIT          | 458 STALLS          | 1.5/UNIT       | 458 STALLS          |
| HOTEL  | 1.2/ROOM          | 275 STALLS          | 1.2/ROOM       | 275 STALLS          |
| ASSISTED LIVING                                  | 1.2/1000          | 180 STALLS          | 1.2/1000       | 180 STALLS          |
| TOWNHOUSES                                       | 2.5/UNIT          | 63 STALLS           | 2.5/UNIT       | 63 STALLS           |
| SINGLE FAMILY HOMES                              | 2.5/HOME          | 120 STALLS          | 2.5/HOME       | 120 STALLS          |
| <b>TOTAL PARKING REQUIRED</b>                    |                   |                     |                | <b>1,447 STALLS</b> |
| <b>TOTAL PARKING PROPOSED</b>                    |                   |                     |                | <b>1,469 STALLS</b> |
| SITE COVERAGE                                    |                   |                     |                |                     |
| TYPE   | AREA              |                     |                |                     |
| BUILDING 1 - RESIDENTIAL AND COMMERCIAL          | 68,000 SF         |                     |                |                     |
| BUILDING 2 - HOTEL AND COMMERCIAL                | 34,360 SF         |                     |                |                     |
| BUILDING 3 - ASSISTED LIVING                     | 47,900 SF         |                     |                |                     |
| BUILDING 4 - TOWN HOMES                          | 26,480 SF         |                     |                |                     |
| BUILDING 5 - SINGLE FAMILY HOMES                 | 67,390 SF         |                     |                |                     |
| <b>TOTAL BUILDING COVERAGE</b>                   | <b>244,130 SF</b> |                     |                |                     |
| TYPE   | PERCENTAGE %      | AREA                |                |                     |
| BUILDING COVERAGE                                | 32.5%             | 244,130 SF          |                |                     |
| DRIVEWAYS AND SURFACE PARKING COVERAGE           | 15.0%             | 114,070 SF          |                |                     |
| HARDSCAPE COVERAGE                               | 22.5%             | 168,690 SF          |                |                     |
| LANDSCAPE COVERAGE                               | 30.0%             | 222,780 SF          |                |                     |
|  | 100%              | 749,670 SF          |                |                     |
| OPEN SPACE                                       |                   |                     |                |                     |
| PUBLIC LANDSCAPE                                 | 3.3 ACRES         |                     |                |                     |
| PUBLIC HARDSCAPE                                 | 3.8 ACRES         |                     |                |                     |
| <b>TOTAL PUBLIC LANDSCAPE AND HARDSCAPE</b>      | <b>7.1 ACRES</b>  |                     |                |                     |
| PRIVATE COMMERCIAL OPEN SPACE                    | 0.8 ACRES         |                     |                |                     |
| PRIVATE RESIDENTIAL OPEN SPACE                   | 2.7 ACRES         |                     |                |                     |
| <b>TOTAL PRIVATE OPEN SPACE</b>                  | <b>3.5 ACRES</b>  |                     |                |                     |
| <b>TOTAL LANDSCAPE, HARDSCAPE AND OPEN SPACE</b> | <b>10.6 ACRES</b> |                     |                |                     |
| DENSITY  |                   |                     |                |                     |
| TYPE   | PARCEL AREA       | DU #                |                |                     |
| APARTMENTS                                       | 4.4 AC            | 305 DU              |                |                     |
| TOWN HOMES                                       | 1.45 AC           | 25 DU               |                |                     |
| SINGLE FAMILY HOMES                              | 3.62 AC           | 48 DU               |                |                     |
| <b>TOTAL</b>                                     | <b>9.47 AC</b>    | <b>378 DU</b>       |                |                     |
| <b>PROPOSED HOUSING DENSITY BY PARCEL</b>        |                   | <b>39.9 DU/AC</b>   |                |                     |

**CAMBRIAN PARK VILLAGE**

14900 CAMDEN AVE,  
SAN JOSE, CA

MIXED-USE VILLAGE

WEINGARTEN REALTY



KENNETH RODRIGUES & PARTNERS INC.  
445 North Whisman Road, Suite 200  
Mountain View, CA 95035-0700

CONSULTANT

KEYMAP

REVISION

PROJECT NO. 31.616 DATE JULY 31 2020

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CHECKED BY

PROJECT DATA

A3.2

STATISTICAL SUMMARY

|                                 |            |            |
|---------------------------------|------------|------------|
| SITE AREA:                      | 18.13 AC   | 789,792 SF |
| LAND TO BE DEVELOPED:           | 17.21 AC   | 749,667 SF |
| EXISTING BUILDING AREA:         | 168,460 SF |            |
| BUILDING AREA TO BE DEMOLISHED: | 168,460 SF |            |
| EXISTING PARKING:               | 764 STALLS |            |
| PARKING TO BE DEMOLISHED:       | 764 STALLS |            |
| REMAINING SURFACE PARKING:      | 0 STALLS   |            |

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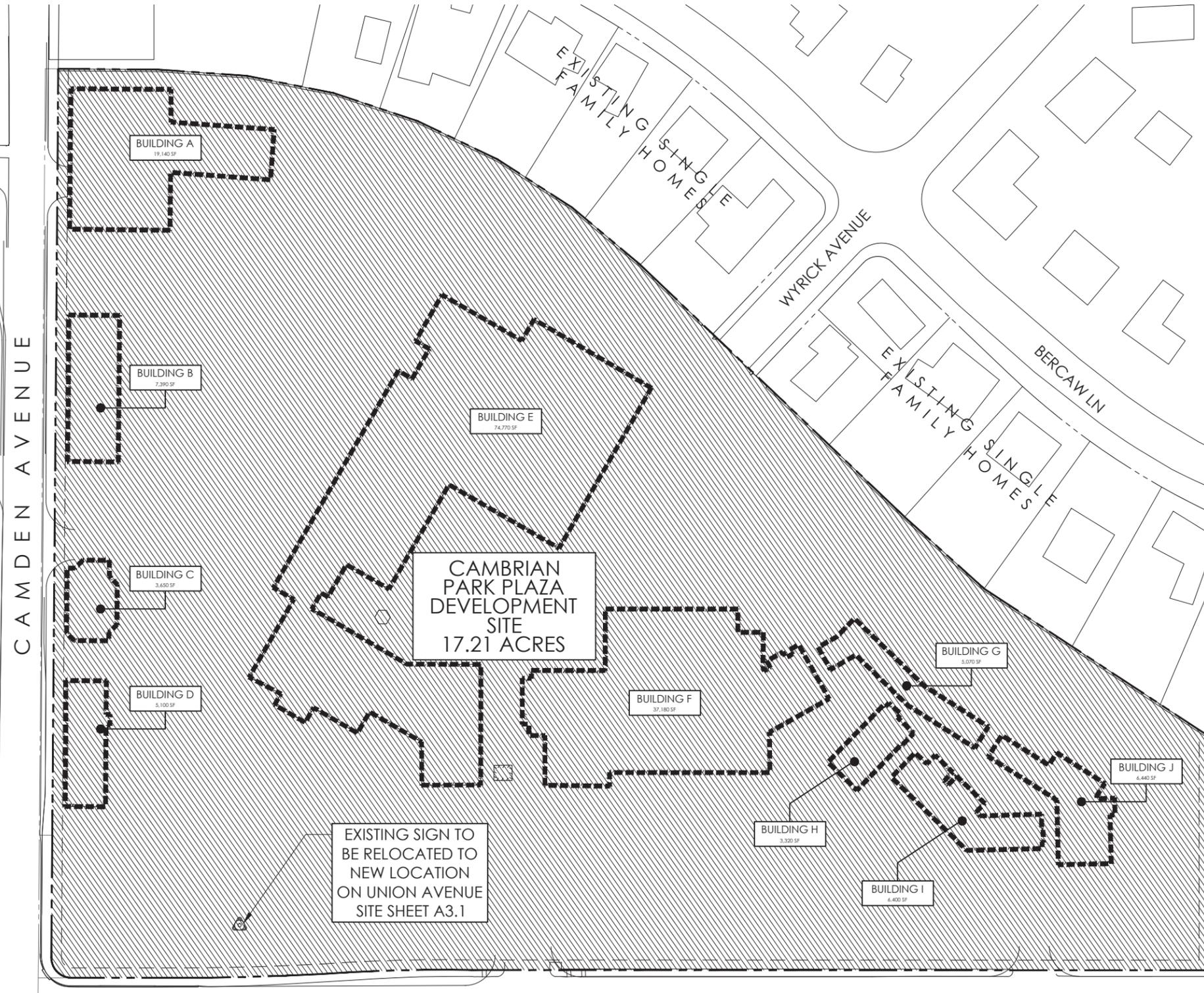
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**DEMO SITE PLAN**

**A3.3**



CAMBRIAN PARK PLAZA DEVELOPMENT SITE  
17.21 ACRES

BUILDING A  
19,140 SF

BUILDING B  
7,390 SF

BUILDING C  
3,650 SF

BUILDING D  
5,100 SF

BUILDING E  
74,770 SF

BUILDING F  
37,180 SF

BUILDING H  
3,320 SF

BUILDING I  
6,400 SF

BUILDING G  
5,070 SF

BUILDING J  
4,440 SF

EXISTING SIGN TO BE RELOCATED TO NEW LOCATION ON UNION AVENUE SITE SHEET A3.1



# CAMBRIAN PARK VILLAGE

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## PEDESTRIAN CIRCULATION PLAN

# A3.4

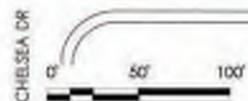
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PEDESTRIAN CIRCULATION

EXISTING 2/3-STORY APARTMENTS

RELOCATED EXISTING CAROUSEL SIGN



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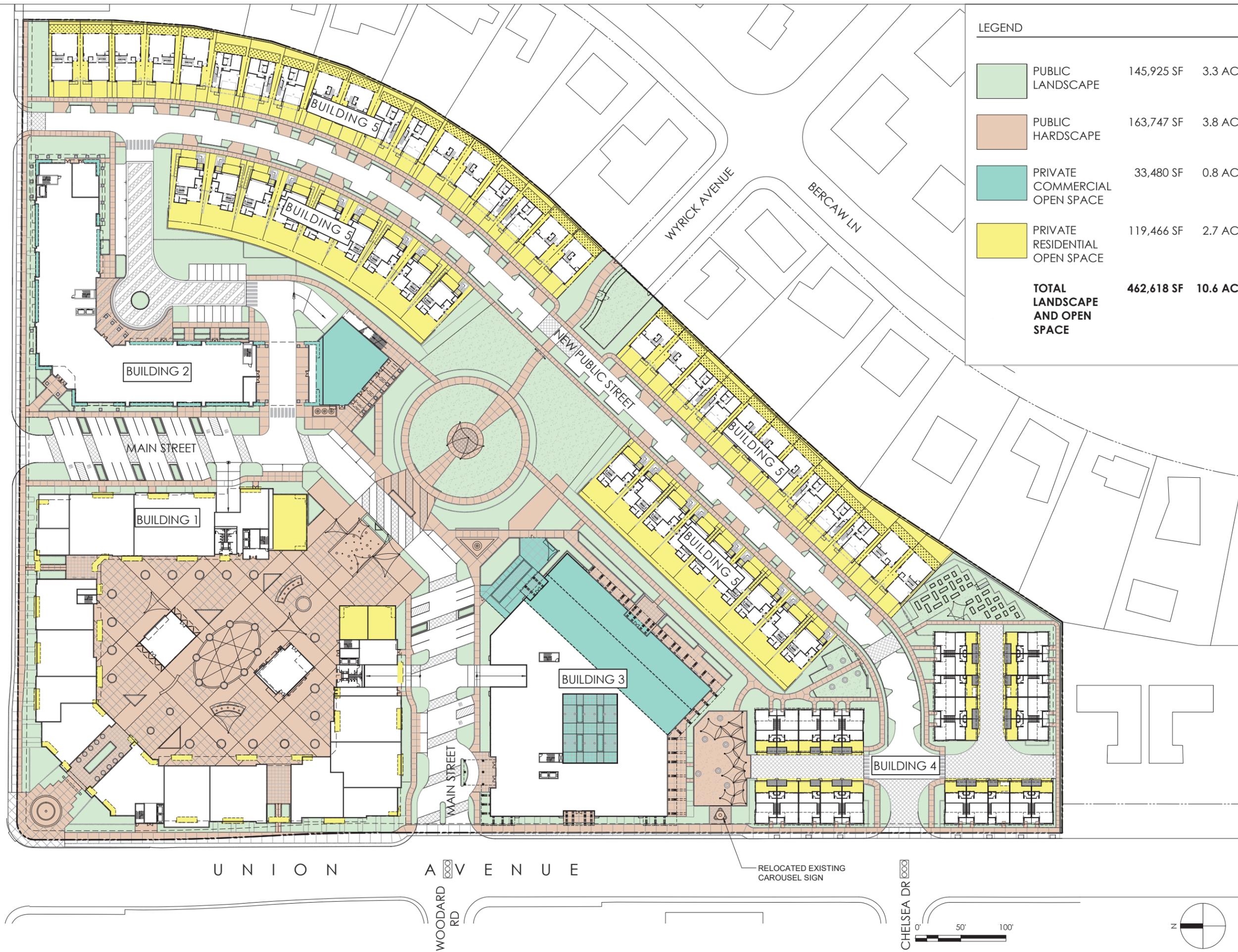
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## VEHICULAR CIRCULATION PLAN

# A3.5



C A M D E N  
A V E N U E



LEGEND

|                                       |                                |                   |                |
|---------------------------------------|--------------------------------|-------------------|----------------|
|                                       | PUBLIC LANDSCAPE               | 145,925 SF        | 3.3 AC         |
|                                       | PUBLIC HARDSCAPE               | 163,747 SF        | 3.8 AC         |
|                                       | PRIVATE COMMERCIAL OPEN SPACE  | 33,480 SF         | 0.8 AC         |
|                                       | PRIVATE RESIDENTIAL OPEN SPACE | 119,466 SF        | 2.7 AC         |
| <b>TOTAL LANDSCAPE AND OPEN SPACE</b> |                                | <b>462,618 SF</b> | <b>10.6 AC</b> |

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## LANDSCAPE AND OPEN SPACE PLAN

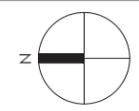
# A3.6

U N I O N  
A V E N U E

WOODARD  
RD

CHELSEA DR

RELOCATED EXISTING  
CAROUSEL SIGN

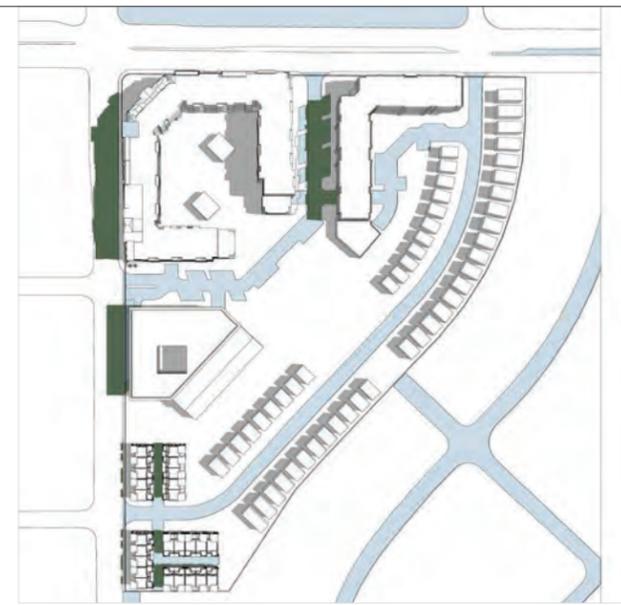




DECEMBER 9 AM



MARCH 9 AM



JUNE 9 AM



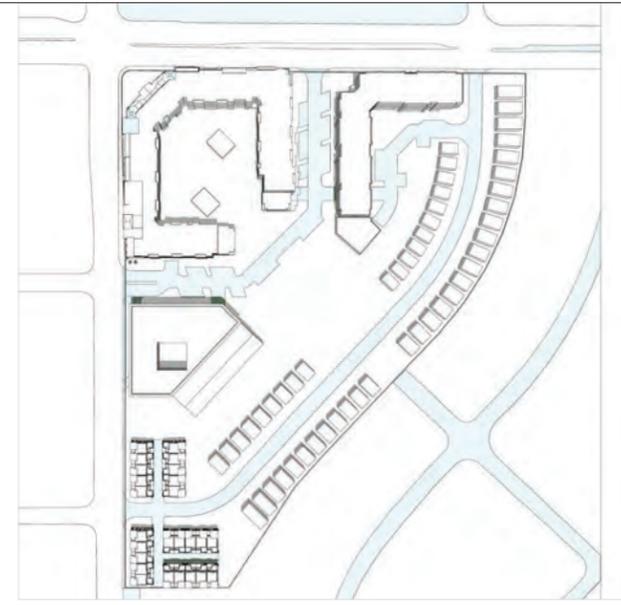
SEPTEMBER 9 AM



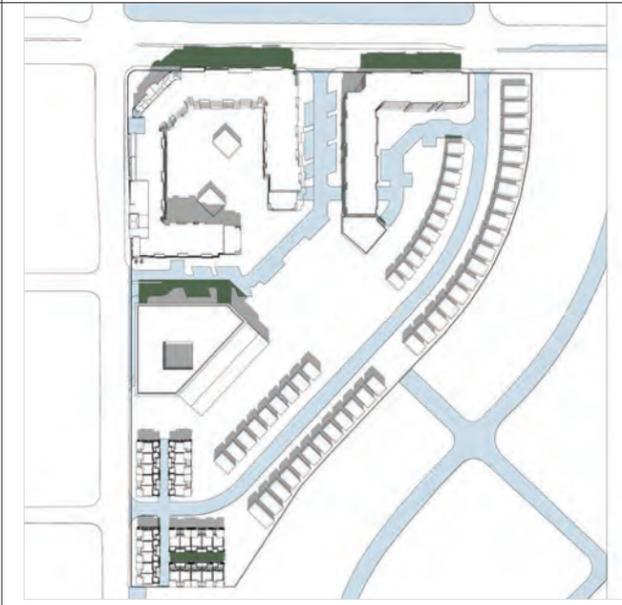
DECEMBER 12 PM



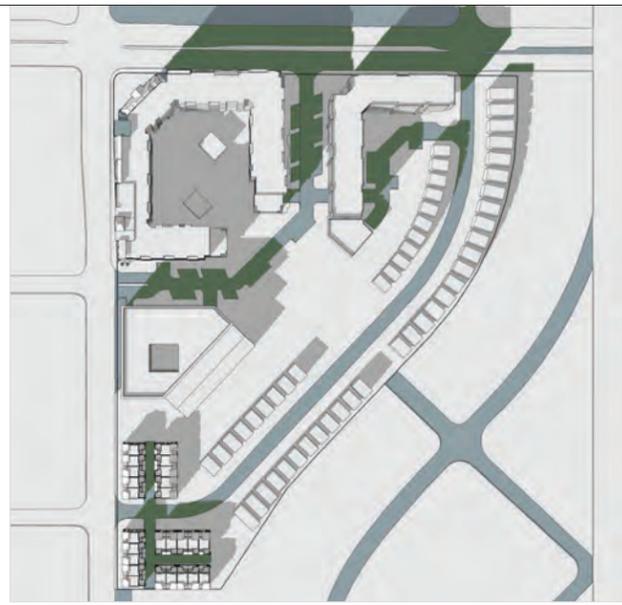
MARCH 12 PM



JUNE 12 PM



SEPTEMBER 12 PM



DECEMBER 3 PM



MARCH 3 PM



JUNE 3 PM



SEPTEMBER 3 PM



# CAMBRIAN PARK VILLAGE

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## SHADOW STUDY

# A3.7

# CAMBRIAN PARK VILLAGE

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**BASEMENT  
LEVEL B1**

**A3.8**

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### KEYNOTES:

- 1 CONCRETE PERIMETER WALL
- 2 CONCRETE DRIVE ACCESS RAMP
- 3 ELEVATORS
- 4 EXIT STAIRS
- 5 CONCRETE COLUMN
- 6 LINE OF BUILDING ABOVE
- 7 PROPERTY LINE
- 8 UTILITY ROOM
- 9 UTILITY CORRIDOR

### BASEMENT PARKING ANALYSIS:

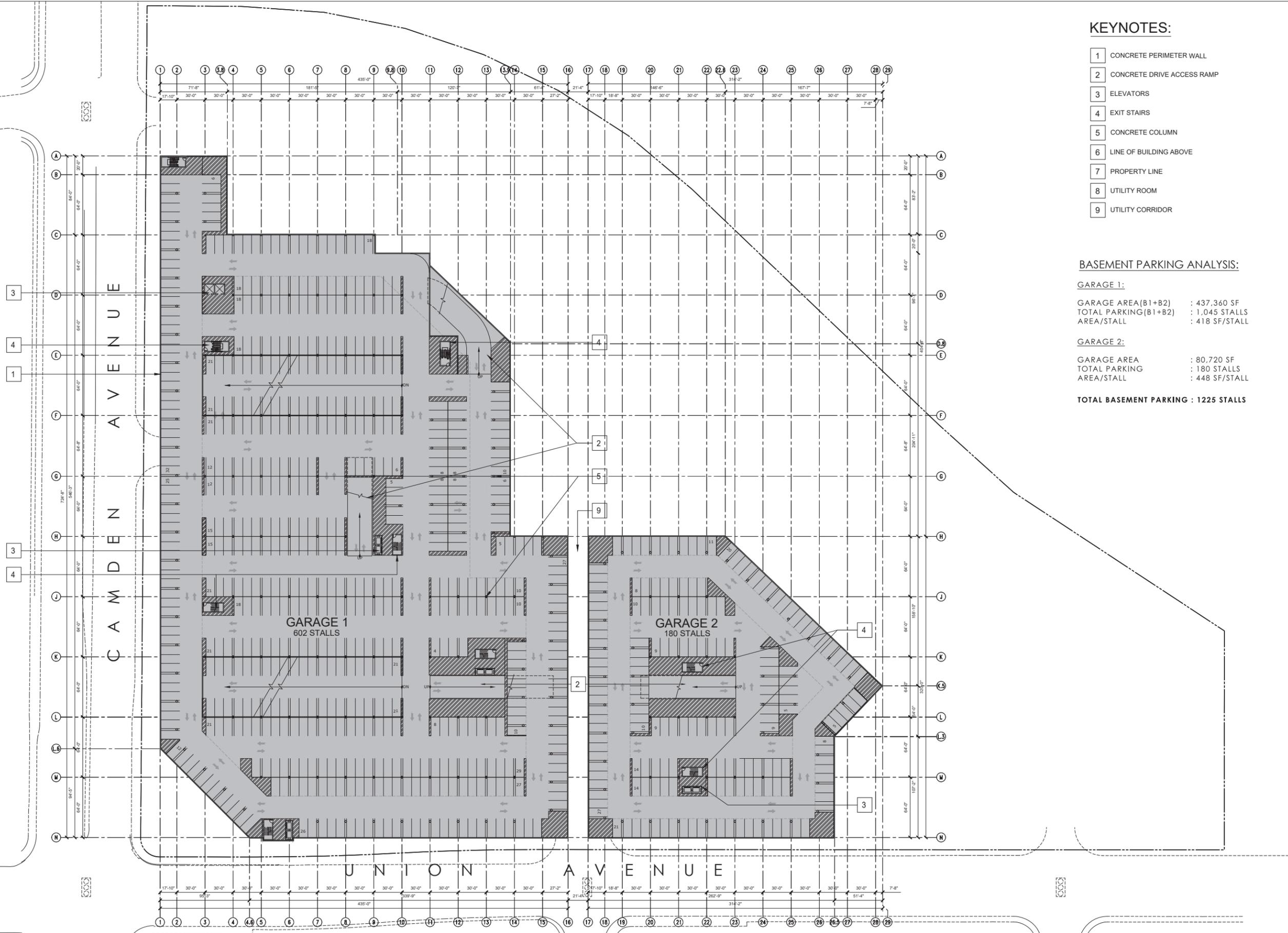
#### GARAGE 1:

GARAGE AREA(B1+B2) : 437,360 SF  
TOTAL PARKING(B1+B2) : 1,045 STALLS  
AREA/STALL : 418 SF/STALL

#### GARAGE 2:

GARAGE AREA : 80,720 SF  
TOTAL PARKING : 180 STALLS  
AREA/STALL : 448 SF/STALL

**TOTAL BASEMENT PARKING : 1225 STALLS**



**1** BASEMENT LEVEL B1 782 STALLS  
334,470 SF 1" = 50'-0"



# CAMBRIAN PARK VILLAGE

14900 CAMDEN AVE,  
SAN JOSE, CA

MIXED-USE VILLAGE

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PROJECT NO. 31.616 DATE JULY 31 2020

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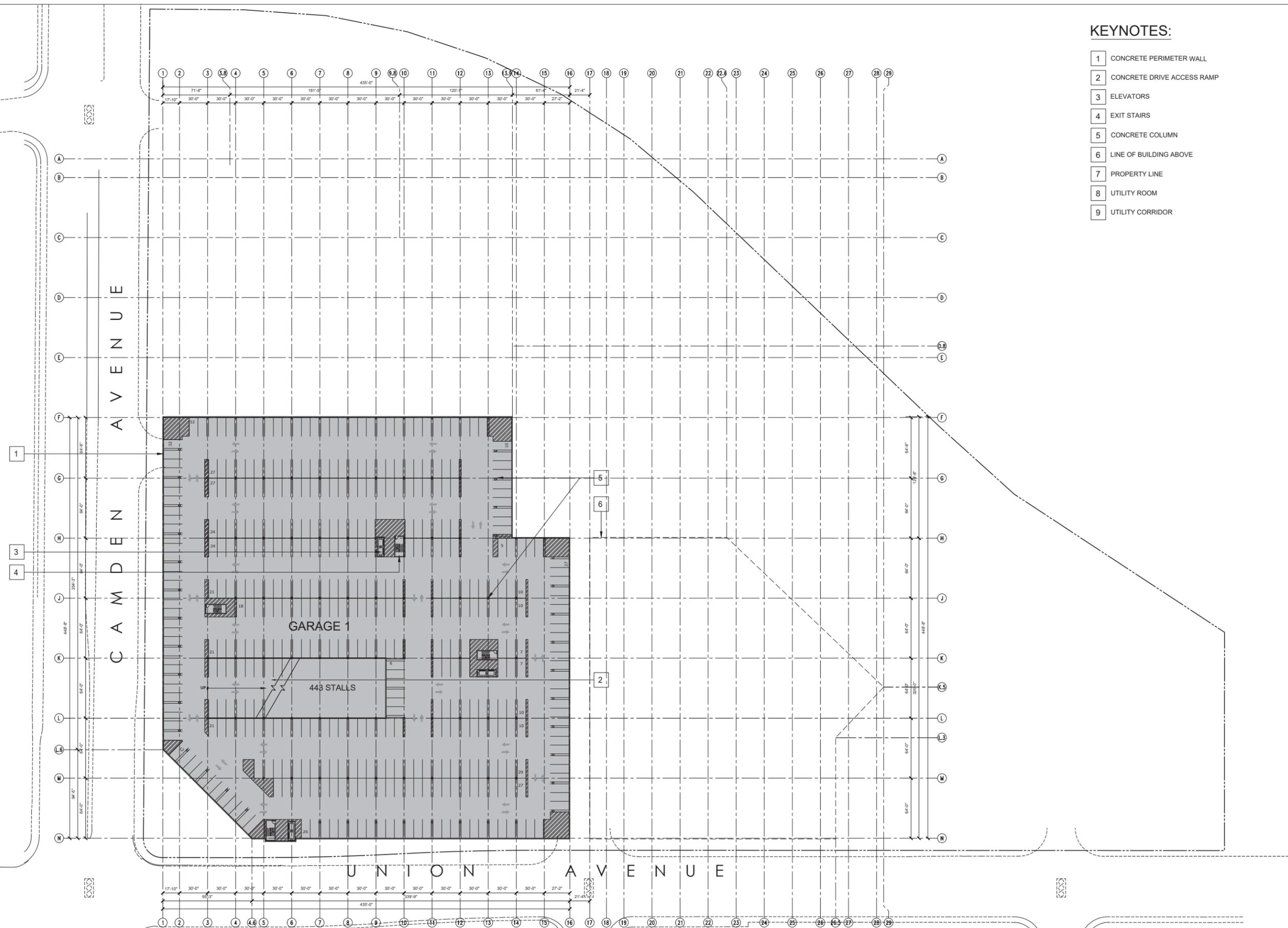
**BASEMENT  
LEVEL B2**

**A3.9**

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## KEYNOTES:

- 1 CONCRETE PERIMETER WALL
- 2 CONCRETE DRIVE ACCESS RAMP
- 3 ELEVATORS
- 4 EXIT STAIRS
- 5 CONCRETE COLUMN
- 6 LINE OF BUILDING ABOVE
- 7 PROPERTY LINE
- 8 UTILITY ROOM
- 9 UTILITY CORRIDOR



**1** BASEMENT LEVEL B2 443 STALLS  
183,610 SF 1" = 50'-0"



# CAMBRIAN PARK VILLAGE

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SAN JOSE, CA

MIXED-USE VILLAGE

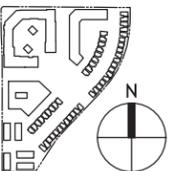
WEINGARTEN REALTY

## Kimley»Horn

4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588  
PHONE: 925-398-4840 FAX: 925-398-4849  
WWW.KIMLEY-HORN.COM

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KEYMAP



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### EXISTING CONDITIONS

# C3.0

