CAMBRIAN PARK MIXED-USE VILLAGE

PROJECT DESCRIPTION

THE CAMBRIDAN PARK MIXED-USE VILLAGE PROJECT PLANS TO DEVELOP A COMMUNITY MANDATED SITE AT CAMDEN AVENUE AND UNION AVENUE INTO A COMMERCIAL/RESIDENTIAL MIXED-USE NEIGHBORHOOD COMMUNITY WITH GENERAL COMMERCIAL, HOTEL, ASSISTED LIVING, PODIUM CLUSTER APARTMENTS, TOWNHOUSE UNITS, SINGLE FAMILY HOMES, TOWNSQUARE AND A PARK WHICH HOUSE THE HISTORICAL CAROUSEL SIGN.

THE PROJECT IS DESIGNED 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)
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.
VIEW FROM COMMUNITY PARK LOOKING TOWARDS BUILDING 1
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
## Project Totals

### Site Area
- Net: 1,171 Acres
- Gross: 1,171 Acres

### Building Area
- Commercial: 80,130 SF
- Apartments: 138,350 SF
- Hotel: 28,110 SF
- Assisted Living: 76,410 SF
- Townhomes: 154,680 SF
- Single Family Homes: 67,390 SF

### Total Commercial Area
- Net: 114,800 SF
- Gross: 114,800 SF

### Parking
- Surface: 650 Stalls
- Below Grade: 125 Stalls
- Total Parking Provided: 775 Stalls

### Open Space
- Total Landscape, Hardscape and Open Space: 10.6 Acres
- Private Residential Open Space: 9.47 Acres
- Private Commercial Open Space: 1.15 Acres
- Public Landscape: 1.20 Acres
- Public Hardscape: 0.30 Acres

### Density
- Proposed Housing Density by Parcel: 37.7 DU/AC

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**CAMBRIAN PARK VILLAGE**

14900 CAMDEN AVE, SAN JOSE, CA

MIXED-USE VILLAGE

WENZGARTEN REALTY

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**PROJECT DATA**

**A3.2**