

# **Winchester Ranch**

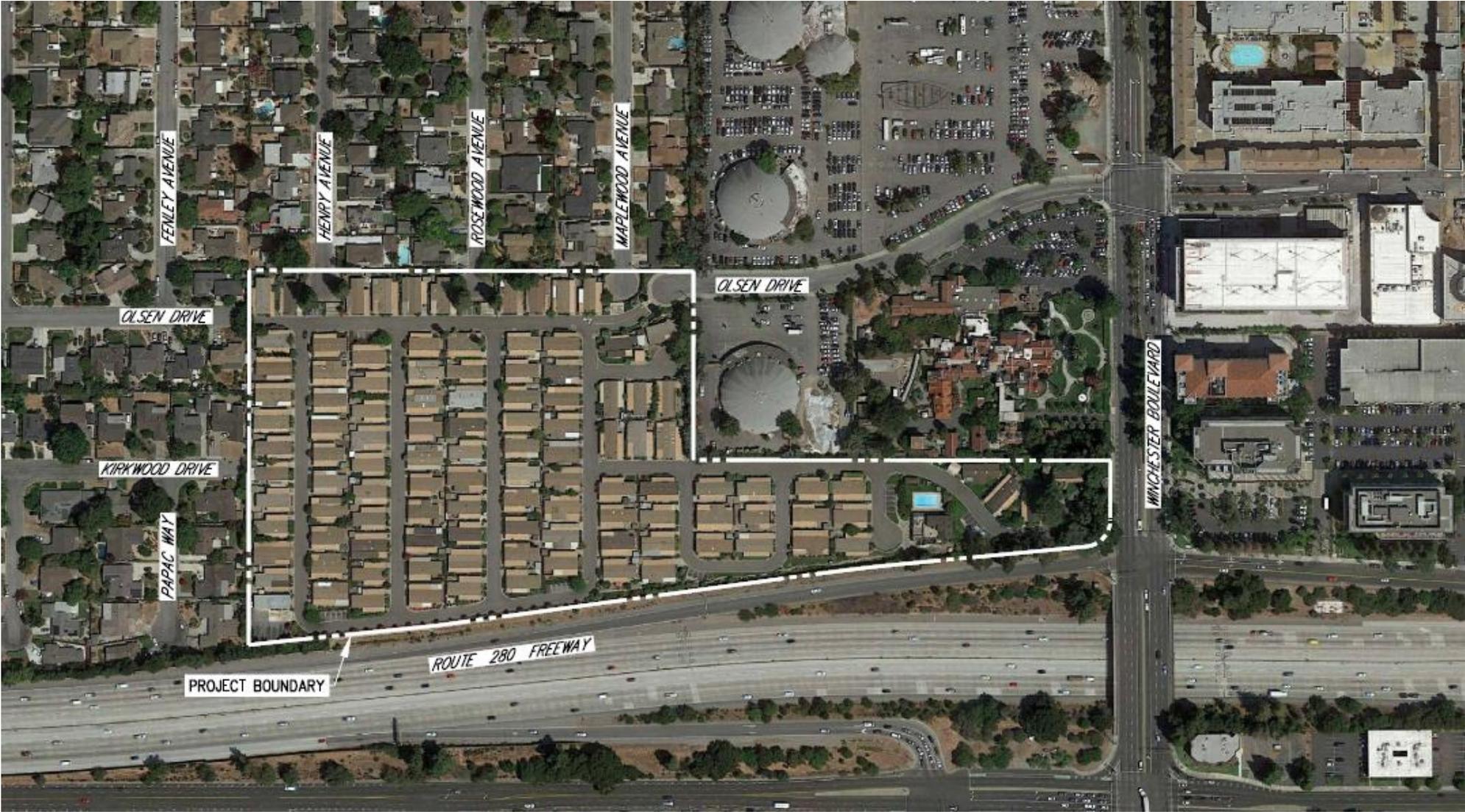
**EIR Scoping & Community Meeting  
March 21, 2019 Presentation**

# Welcome

## Overview of Presentation

- Community Input
- Updated Site Plan
- Park Concept Plan
- Park Plan Concepts
- Architecture
- Questions

# Existing Site-Winchester Ranch Mobile Home Park



# Site Connections to Surrounding Neighborhood



- No Vehicle Connections to Existing Streets
- Project Ingress / Egress out to current Olsen Drive to Winchester Blvd.
- Bike & Pedestrian Access @ Kirkwood, Olsen, Henry, Rosewood & Maplewood
- Bike / Pedestrian through site, along Olsen Drive to Santana Row (Connecting 280 Overpass)
- Secondary Entry onto Winchester Blvd

	Civil Engineers • Planners • Surveyors 205 Gateway Plaza, Suite 500 San Jose, CA 95110 T: (408) 453-1086
	WINCHESTER RANCH REGIONAL BIKE AND PEDESTRIAN PATH EXHIBIT 3-14-2019
SANTA JOSE	CALIFORNIA

# November 2018 PD Application -Winchester Ranch



# Community Input Based on Prior Community Mtgs

- No Vehicle Connections to Existing Streets
- Bike & Pedestrian Connections to Surrounding Neighborhood
- Number of Homes & Setbacks
- Park
  - Park (greenbelt) located on Perimeter
  - Park features
  - Park design process
- Traffic
- Replacement housing

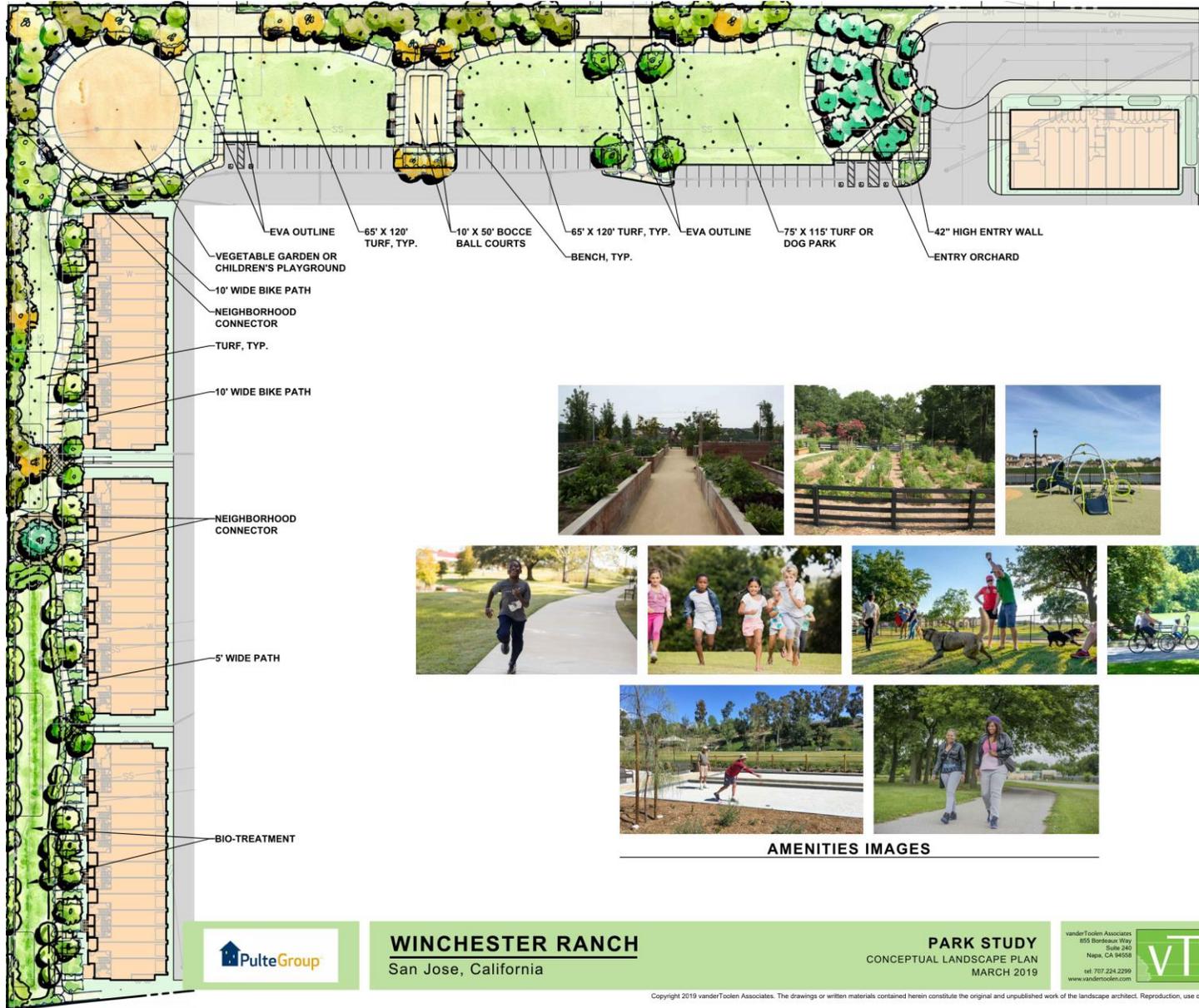
# Current Site Plan-Winchester Ranch



# Concepts for Park Programing

- Orchard Theme
- Community Garden
- Dog Park
- Public Art
- Open Turf Area
- Small Children's Playground
- Larger Kid's Playground
- Shade Trees / Seating Area
- Bike & Ped Paseo

# Park Plan-Winchester Ranch



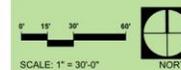
AMENITIES IMAGES



**WINCHESTER RANCH**  
San Jose, California

**PARK STUDY**  
CONCEPTUAL LANDSCAPE PLAN  
MARCH 2019

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L-2  
Project No. 01019



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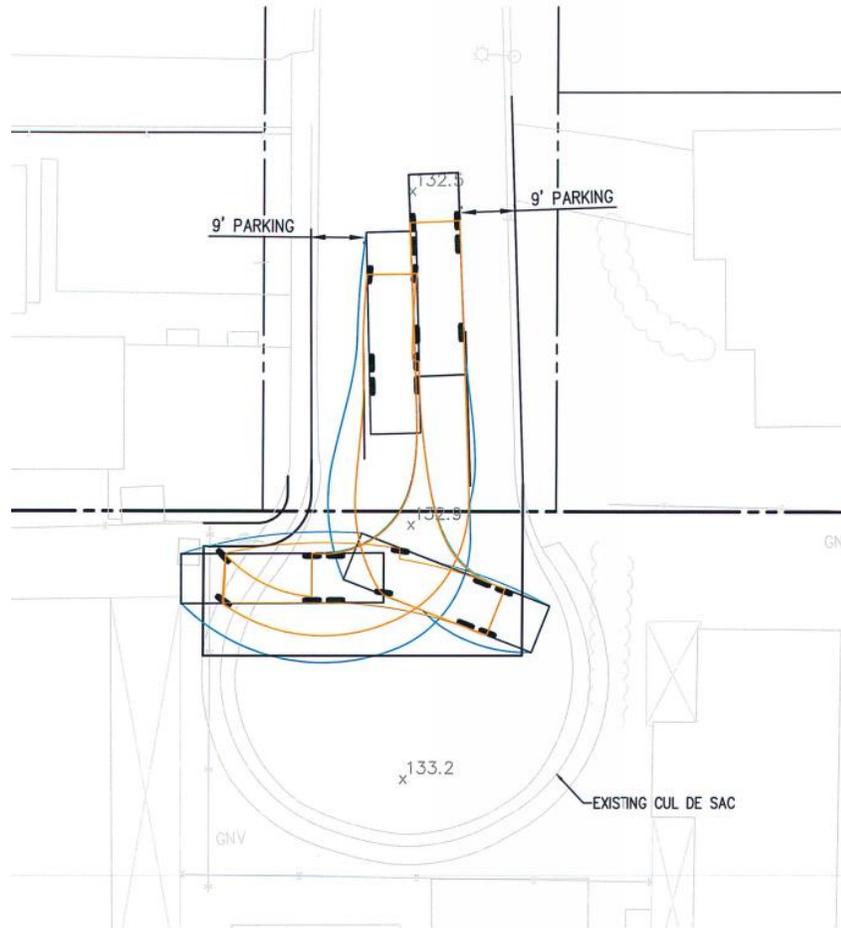
# Bike Circulation Path-Winchester Ranch



# Existing Turnarounds



# Turn Around @ Rosewood Ave



ROSEWOOD AVENUE  
TURN AROUND

## WINCHESTER GARBAGE TRUCK TURN-AROUND EXHIBIT

### LEGEND

- WHEEL TRACK
- TRUCK OVERHANG

### GENERAL NOTES:

DESIGN VEHICLE BASED UPON INFORMATION PROVIDED  
BY DALE MATSUMOTO AT McNEILUS CO. ON 2/28/19.

- OVERALL VEHICLE LENGTH = 414"
- WHEEL BASE = 205"
- OVERALL VEHICLE HEIGHT = 154.4"
- BODY WIDTH = 102"

# Visualization Rosewood Ave-Winchester Ranch



# Photo Simulation Rosewood Ave



# Visualization Kirkwood Dr-Winchester Ranch



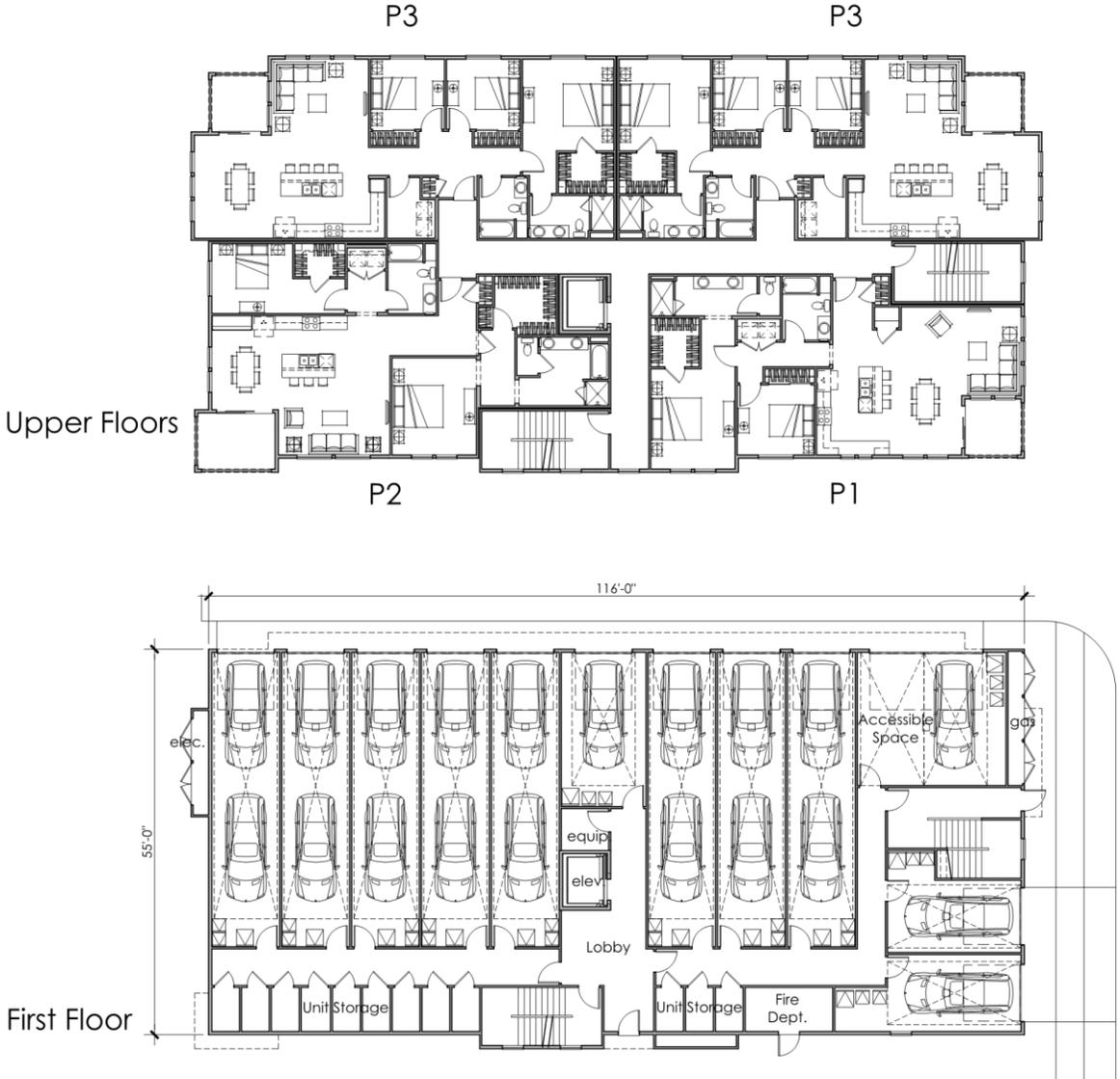
# Photo Simulation Kirkwood Drive



# Winchester Ranch - 4 STORY FLATS



# Flats Product Floor Plan



# Winchester Ranch - 4 STORY TOWNHOUSE



# Winchester Ranch - 4 STORY CONDO



# Winchester Ranch-APARTMENTS



1. Building Perspective from Intersection of 280 Freeway and Winchester Blvd.

# Winchester Ranch-APARTMENTS



1. East Elevation - Winchester Blvd.

**Thank You**

**Comments**