# Project Description

The Cambrian Park Plaza Mixed-Use Village project is a 17.21-acre general commercial site at Camden Avenue and Union Avenue to be redeveloped into a commercial/residential mixed-use neighborhood/community center with up to 238 hotel rooms or 150,000 square feet of office; up to 115,000 square feet of general retail, entertainment and recreation; up to 280 units of podium cluster apartment; up to 70 units of townhouse and/or cluster housing; up to 110,000 square feet of in-patient assisted living, and a 1.6-acre town square and public park that houses the existing carousel sign.

The project aims to be 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.
450 Alberto Way, Suite 3
Los Gatos, CA 95032
Phone: 408.458.4400

**Civil Engineer:**
Kimley-Horn
100 W. San Fernando Street, Suite 250
San Jose, CA 95113
Phone: 408.956.4130

**Landscape Architect:**
The Guzzardo Partnership Inc.
181 Greenwich Street
San Francisco, CA 94111
Phone: 415.433.4672

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TO BE DETERMINED
CAMBRIAN PARK PLAZA MIXED-USE VILLAGE
14200 & 14420 UNION AVE
SAN JOSE, CALIFORNIA
WEINGARTEN REALTY
KENNETH RODRIGUES & PARTNERS, INC.

SITE SUMMARY

GROSS SITE AREA: 18.13 AC
NET SITE AREA: 17.21 AC

USE:

HOTELS: 236 ROOMS (2.00 AC)
RETAIL/ENTERTAINMENT CENTER: 105,900 SF (5.90 AC)
PODIUM CLUSTER APARTMENTS: 280 UNITS (2.29 AC)
TOWNHOUSES: 44 UNITS (0.76 AC)
CONVALESCENT HOME/ASSISTED LIVING: 100,000 SF (1.62 AC)
PUBLIC PARK/TOWN SQUARE: 71,450 SF (1.64 AC)

PARKING:

REQUIRED PROVIDED RATIO
HOTELS: 300 300 1.00 ROOM
RETAIL/ENTERTAINMENT CENTER: 406 456 4.21/1,000 SF
PODIUM CLUSTER APARTMENTS: 349 349 1.25/UNIT
TOWNHOUSES: 160 163 2.25/UNIT
CONVALESCENT HOME/ASSISTED LIVING: 50 50
1,265 1,320

GENERAL NOTES:

SEE LANDSCAPE DRAWINGS FOR ALL SITE WALKWAYS, PLAZAS, PLANNINGS AND OPEN SPACE DETAILS
SEE CIVIL DRAWINGS FOR ALL GRADING, DRAINAGE AND BIO-TREATMENT DETAILS
1. REFER TO LANDSCAPE PLAN FOR SITE PLAN SECTIONS.
2. A FINAL GEOTECHNICAL REPORT IS NOT AVAILABLE AT THIS TIME FOR THE SUBJECT PROJECT SITE.
3. SEE SHEET 5.1 FOR BIOTREATMENT AND DRAINAGE DETAILS.

NOTES
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CONCEPTUAL STORMWATER MANAGEMENT PLAN

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2. A FINAL GEOTECHNICAL REPORT IS NOT AVAILABLE AT THIS TIME FOR THE SUBJECT PROJECT SITE.
3. SEE SHEET 5.1 FOR BIORETENTION AND DRAINAGE DETAILS.
BIORETTENTION BASIN
N.T.S.

PERFORATED PIPE (SLOPE AT 0.50% MIN) WITH PERFORATIONS DOWN. SEE PLAN FOR LENGTH AND LOCATION.

PLAN VIEW

SECTION A-A
FLOW-THROUGH PLANTER
N.T.S.

PERFORATED PIPE (SLOPE AT 0.50% MIN) WITH PERFORATIONS DOWN. SEE PLAN FOR LENGTH AND LOCATION.

BIORETTENTION BASIN
N.T.S.

PERFORATED PIPE (SLOPE AT 0.50% MIN) WITH PERFORATIONS DOWN. SEE PLAN FOR LENGTH AND LOCATION.

SIDEWALK BIORETTENTION DETAIL
N.T.S.

PERFORATED PIPE (SLOPE AT 0.50% MIN) WITH PERFORATIONS DOWN. SEE PLAN FOR LENGTH AND LOCATION.

CONCEPTUAL STORMWATER MANAGEMENT DETAILS

CAMBRIAN PARK PLAZA MIXED-USE VILLAGE
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SAN JOSE, CALIFORNIA

WEINGARTEN REALTY
KENNETH RODRIGUES & PARTNERS, INC.
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CONCEPTUAL GENERAL LANDSCAPE NOTES

1. All planting areas shall include drought tolerant plant materials and high efficiency irrigation systems to conserve water use, in accordance with the City of San Jose requirements.

2. All planting areas shall be amended to improve the native soil conditions and encourage healthy plant growth. All shrub planting areas shall include a 3" layer of wood mulch to reduce water use and weed growth.

3. Irrigation controllers shall be "smart controllers", using weather sensing technology to make wise use of irrigation water. Landscape areas shall be metered separately from domestic water sources.

4. Above grade utilities shall be screened from view with shrub planting.

5. Site lighting shall use energy efficient sharp cut-off light fixtures to conserve energy and minimize glare and light spill beyond the intended use areas.

6. Landscape in the public right-of-way shall comply with the City of San Jose development standards.

TREE DISPOSITION INFORMATION

TOTAL EXISTING TREES REMOVAL: 5
TOTAL PROPOSED TREES: 460 (36:1 RATIO)

SEE ARBORIST REPORT FOR SPECIFIC TREE INFORMATION PROVIDED BY ARBOR RESOURCES ON JUNE 3, 2015.