BAY WEST DEVELOPMENT

GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

PDZ APPLICATION SUBMITTAL
OCTOBER 12, 2017
GATEWAY STATION - PLANNED DEVELOPMENT ZONING

PROJECT DESCRIPTION

PLANNED DEVELOPMENT REZONING FROM COMMERCIAL PEDESTRIAN (CP), VIA THE SAN JOSE "SIGNATURE PROJECT" PROCESS, TO ALLOW FOR 200,000 GROSS SQUARE FEET OF MIXED USE OFFICE AND RETAIL, 447 UNITS OF TRANSIT-ORIENTED RESIDENTIAL, AND A PUBLICLY-ACCESSIBLE OUTDOOR SPACE THAT CONNECTS SOUTH BASCOM AVE TO THE GATEWAY STATION VTA STOP.

PROJECT DATA

PROJECT ADDRESS: 1410 S BASCOM AVE, SAN JOSE, CA 95128
ASSESSOR'S PARCEL NUMBER: 282-26-011 and 282-26-012
EXISTING GENERAL PLAN DESIGNATION: NCC (NEIGHBORHOOD COMMERCIAL)
CURRENT URBAN VILLAGE PLAN DESIGNATION: URBAN COMMERCIAL
EXISTING ZONING DESIGNATION: CP (COMMERCIAL PEDESTRIAN)
PROPOSED USE: MIXED USE (OFFICE, RETAIL, TRANSIT-ORIENTED RESIDENTIAL)
GROSS SITE AREA (WITHIN PROPERTY LINE): 278,580 SF (6.40 ACRES)
NET SITE AREA: 272,075 SF (6.25 ACRES)
RIGHT OF WAY DEDICATION (8'-0" AT BASCOM AVE): 6,505 SF (.15 ACRES)
PROPOSED FAR: (498,112 SF RESIDENTIAL + 200,000 SF OFFICE) / 272,075 SF (NET SITE AREA) = 2.57 FAR
PROPOSED SITE COVERAGE:
BUILDINGS: 157,030 SF
LANDSCAPE/HARDSCAPE/CIRCULATION: 121,550 SF
REQUIRED PARKING:
OFFICE: (1/250 SF) = 800 SPACES
RESIDENTIAL: 631 SPACES + 36 GUEST SPACES
PROPOSED PARKING:
OFFICE: (1/333 SF) = 600 SPACES
RESIDENTIAL: 631 RESIDENTIAL + 36 GUEST SPACES

SETBACK REQUIREMENTS:
FRONT YARD: 12' MINIMUM, 18' ENCOURAGED, TAKEN FROM EDGE OF CURB, PER THE URBAN VILLAGE PLAN
REAR YARD INTERIOR & CORNER: 25'-0", PER THE CITY OF SAN JOSE TITLE 20, TABLE 20-100
SIDE YARD INTERIOR & CORNER: NONE, PER THE CITY OF SAN JOSE TITLE 20, TABLE 20-100
HEIGHT LIMITS:
UP TO 150'-0" (FAR UP TO 8.0 - URBAN COMMERCIAL), PER THE URBAN VILLAGE PLAN
PROVIDING:
106'-0" TO TOP OF MECH. SCREENING (AND 74'-0" TO LAST OCCUPIED FLOOR)

RESIDENTIAL UNIT BREAKDOWN:
UNITS:
TOTAL UNITS: 447 UNITS
TOTAL NET DENSITY (DU/AC): 119.7 TOTAL UNIT AREA (GSF): 364,564 GSF
TOTAL AVERAGE UNIT SIZE (GSF): 816 GSF
UNIT SUMMARY (447 TOTAL UNITS):
STUDIOS: 66 UNITS (15%)
1 BEDROOMS: 262 UNITS (59%)
2 BEDROOMS: 119 UNITS (27%)

LOCATION MAP

VICINITY MAP

PROJECT INFORMATION

PROJECT DIRECTORY

ARCHITECT
WRNS STUDIO
Suite 300
305 S Bascom Ave
San Jose, CA 95128
408.997.0800

TRAFFIC
Felis & Fries交際法
Suite 300
1699 S Bascom Ave
San Jose, CA 95128
408.997.0800

CIVIL
CEC INC.
Suite 300
1699 S Bascom Ave
San Jose, CA 95128
408.997.0800

LANDSCAPE
GLS LANDSCAPE/ARCHITECTURE
Suite 200
2677 Mission St
San Francisco, CA 94110
415.285.3614

CIVIL
PARKING
WATRY DESIGN, INC.
Suite 550
2099 Gateway Place
San Jose, CA 95110
408.392.7900

CBG, INC.
Suite 350
2633 Camino Ramon
San Ramon, CA 94583
925.866.0322

GATEWAY STATION - PLANNED DEVELOPMENT ZONING

DRAWING SHEET INDEX

DRAWING INDEX, PROJECT DIRECTORY, PROJECT INFO

G-001
LAND USE SUMMARY

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>AREA (AC)</th>
<th>PERCENTAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>VACANT</td>
<td>4.75</td>
<td>0.18%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2.62</td>
<td>100%</td>
</tr>
</tbody>
</table>

KEY PLAN

- Gateway Station - Planned Development Zoning
- 10/12/2017
- Project No. 2785-000

Legend:
- Vacant
- Planned Development
- Property Boundary
- Developed Area

All drawings and written material appearing herein constitute original and unpublished work of the Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer.

If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.
All drawings and written material appearing herein constitute original and unpublished work of the Architect/Engineer and may not be duplicated, used or disclosed without consent of Architect/Engineer.

If this drawing is not 24"x36", then the drawing has been revised from its original size. Noted scales must be adjusted. This line should be equal to one inch.

GATEWAY STATION
PLANNED DEVELOPMENT ZONING

10/12/2017
PRE-APPLICATION MEETING
PRE-APPLICATION MEETING
PLANNED DEVELOPMENT ZONING
PLANNED DEVELOPMENT ZONING

PRECEDENT IMAGERY - RESIDENTIAL
SHRUBS
- Cornus stolonifera / American Dogwood 6’-8’ Height
- Garrya elliptica / Silk Tassel 5’-10’ Height
- Heteromeles arbutifolia / Toyon 10’-15’ Height
- Rhododendron californicum / Coffeeberry 4’-6’ Height
- Prunus virginiana / Redbud Cherry 15’-15’ Height
- Alnus sericea / Redflower Cotton 6’-15’ Height

GROUND COVERS
- Elymus glaucus / Blue Wildrye
- Sedum spp.
- Sempervivum spp.
- Mahoniea spp.
- Dicranum pulcherrimum / Angel’s Food
- Fragaria chiloensis / Beach Strawberry

PEDESTAL PAVERS

POOL / SPA

RAISED PLANTER

SCULPTURAL ELEMENT / SPECIMEN TREE
- A. POT TOPLANT
- B. POOL PLANTING & PERCH / GATES
- C. SPECIMEN PLANTING / AMENITY SPACES
- D. PRIVACY PLANTING ADJACENT TO APARTMENTS
SECTION 1: TRANSITIONAL HEIGHT DIAGRAM
PER SOUTH BASCOM URBAN VILLAGE PLAN FIGURE 5.3