



February 9 2016 Winchester Region Update

The following is an overview of current development projects and issues that affect the Winchester Region as compiled by the WNAC. The Winchester Region is bounded by Hamilton Avenue and Pruneridge / Hedding to the north and south and Interstate 880 and San Tomas Expressway to the east and west. It includes portions of San Jose, Campbell and Santa Clara.

If you are interested in seeing the information below mapped for visual reference, please go to the following Google Map:

https://www.google.com/maps/d/edit?mid=zKl8OS5llr_M.k00IFteP2_Co&usp=sharing

1. The Reserve: The Planning Commission approved The Reserve and it now goes to City Council for consideration. Council will discuss and vote to approve or disapprove the project at their February 23rd meeting.

If you have an interest in this project, either for or against, you can speak at the Council Meeting and let your opinion be known and/or you can send a letter to the Mayor and Council expressing your opinion.

Traffic at Williams and Winchester: As part of The Reserve project, if approved, approximately \$1.3 million dollars will be paid by the developer (Greystar) specifically for roadway and intersection improvements adjacent to this project. There will be a public meeting to discuss what needs to be done at this location, time and location to be determined.

2. Volar: There is a proposal to construct a 25 story tower at 350 S. Winchester. This is an almost 1 acre lot that is surrounded by Santana Row. The current building on the site houses Eli Thomas. Initial proposals have been submitted to the City for comment. No scoping meeting or EIR work has been done or scheduled yet and there are no approvals at present to proceed.
3. Walgreens purchased Rite-Aid, we need to watch and see what happens there. It's unknown if or when there will be consolidation. There is a Walgreens at Winchester and Hamilton. If they decided to close the Rite Aid, then things could get worse at the Regency Center.
4. Regency Center is responsible for policing their private property and removing homeless etc. Safeway continues to hold a lease on their space. Maybe for another year or two. We don't know the details of the lease because it's a private matter. The city doesn't have any insight to the private transaction unless one or the other party chooses to disclose. Concerns about activity at this location



- should be directed to the business owners including Starbucks and Rite Aid/Walgreens.
5. The property at the corner of Williams and Winchester (1000 S. Winchester) is owned by an architect who is rebuilding into a home and office combination.
 6. Old farmhouse on Winchester (1065 S. Winchester) just south of Mizu restaurant is potentially in play. There are reports of developers looking at it. There may be community members starting the effort to obtain historic status but details aren't available.
 7. The old Line Shack (826 S. Winchester) has been torn down and a new retail shopping center is under construction. It's not known who the tenants might be.
 8. No plans have been made public for the old Century 24 site (747 S. Winchester). The owners decided not to go forward with a theatre as originally proposed. This property is the same ownership as the adjacent retail that includes the retail – office building that is next door to the Toys R Us site.
 9. Toys R Us corporate has closed their store at (751 S. Winchester). This was expected as they had sold the site to Citation. Citation is a homebuilder and although the property is not zoned for housing, that's what they want to put on the property. They had a preliminary review with the City's Planning Department and the review found a housing project to be out of line with city's General Plan that would require them to maintain the existing commercial.
 10. Oriental Buffet (780 S. Winchester). Redevelopment of this site has been approved. The existing structure will be removed and at the front of the lot a new retail/office building will be built and a mini-storage facility will be constructed on the back of the lot.
 11. Winchester and 280 - Caltrans and VTA are issuing an RFP to study the Winchester and 280 connection and the entire 280 corridor in Santa Clara County. This effort is expected to take ~15 months. There will be public meetings and updates as the process moves along. No decisions have been made at this time.
 12. Federal Realty has been given approval to develop a new office towers to the East of the Cinearts Theater. This will be about the same height as National University. This site includes 47 old apartment units that will be removed. The new office space will include ~1100 parking spaces. You can see the full report that was given to City Council [here](#). Federal is also considering adding additional apartments along the eastern side of the property but that has not yet been



proposed. The new six story office space on Winchester at Olsen will be complete in 2016 and is fully leased to a single tenant.

13. The property adjacent to George Santana Park is not owned by Federal Realty and it's unknown what will go there.
14. Santana West. The scoping meeting is complete. Now awaiting the draft EIR.
15. Winchester Ranch Senior Mobile Home Park - The city has a moratorium on park closures at present while the city completes a work plan. Closure is not imminent but full protection for the homeowners there has not yet been established. There's more to do to protect them and other mobile home parks in the city. Pulte has a option contract to purchase the site. There will be a staff update given to the Community and Economic Development Committee on Monday. The staff memo is available at:
http://sanjose.granicus.com/MetaViewer.php?meta_id=542059
16. Westfield Valley Fair - is adding ~650,000 square feet of retail space and building out to Stevens Creek. This is expected to be completed by the end of 2017. The site will also have approximately 10,000 parking spaces. No plans yet to do anything at the northeast corner of Winchester and Stevens Creek which is in Santa Clara.
17. Win6 / Barec - The city of Santa Clara has selected Core Companies to develop the site, ~6 acres, with 350+ units, 165 of which would be senior affordable and the rest will be market rate. It includes 1.5 acres for urban agriculture. Plans etc. will be forthcoming and you can see more at <http://www.win6village.org/>

Outstanding Issues

1. Parking – This year's SJ budget approved a permit parking program pilot in District 1. DOT has hired a new engineer to lead program. Hoping to have a community meeting soon to gather input. For more information contact Councilmember Jones' office. Subscribe to his newsletter for updates on this project. <http://sjdistrict1.com/>
2. Homeless - Continues to be problem, particularly along Moorpark and the freeway on both sides of Winchester. Caltrans did a clean up (the city can't on Caltrans land). Some of the homeless have already returned, others just relocate. No solutions are apparent. See posts on Nextdoor for more detail.
3. Illegal Dumping - There have been some pilot projects ongoing and there is a "low cost" program launching to collect these items. Was a topic with council a



week ago. Look for more on this shortly and for the Neighborhoods Commission to work on this. <http://www.sanjoseca.gov/index.aspx?NID=3649>

Other projects or potential projects to watch.

1. Garden City site. As reported in the last week, this site will be redeveloped. It's a very large site at Stevens Creek and Saratoga and will directly impact Saratoga Ave, Stevens Creek, 280 and Saratoga and the surrounding neighborhoods. As of February 9, no application has been submitted to the city by developers and nothing has been determined or agreed to with respect to actual development. It's reported that the site will include: 870 units residential, 300,000sqft office, 15,000sqft retail, and a 1.5acre Park. The site is 15 acres. The developers are Prometheus and Shorestein.
2. Barnes & Noble and Stevens Creek Kia. These two sites on Stevens Creek at San Tomas Expressway and bordering the Winchester Orchard neighborhood have been rumored as sites that the owners want to redevelop. Keep an eye out for more info.
3. The Rotton Robbie and Taco Bell sites at Williams and Saratoga Avenue will be redeveloped into a larger gas station and market.
4. Apple's new site has already affected home prices and is driving some new development. Although it's approximately 4.5 miles from Winchester and 280, it will have an impact.
5. Cupertino is evaluating a complete re-development of Vallco mall called The Hills at Vallco. <http://thehillsatvallco.com/>. Cupertino residents have formed the Cupertino Residents for Sensible Zoning Action Committee www.bettercupertino.org and are initiating a ballot measure for either the June or November election to reduce the City's ability to approve re-zoning and the scale of projects.
6. In northern Santa Clara, the Related Companies intend to build the Bay Area's single largest development project called City Place across the street from Levi's stadium. The proposed plan is 9.2M sqft, master planned 239 acre site. <http://www.relatedsantaclara.com/>

For More Information.



Winchester Advisory Group (WAG): for documents and materials go to <http://www.sanjoseca.gov/index.aspx?NID=4775> Meetings are at 6:30pm on the second Monday of each month and are held at the Cypress Sr. Center.

Winchester Neighborhood Action Coalition (WNAC): Meetings are at 6 pm on the third Wednesday of each month and are held at the Cypress Sr. Center.

City of San Jose Urban Village website:
<http://www.sanjoseca.gov/index.aspx?NID=1738>

Councilmember Jones website: sjdistrict1.com Sign up for the newsletter and find additional information about Urban Village plans, and development in District 1.