

# **W**inchester **WNAAC** *Neighborhood Action Coalition*

President: Kirk Vartan

Vice President: Ken Pyle

Secretary: OPEN

Treasurer: Barbara Morrey

Communications: OPEN

November 28, 2018

# Agenda



- 1. WNAC Business (Officers, public officials, minutes, treasurer report, mission)**
- 2. Updates from Councilmembers Chappie Jones (D1) and Dev Davis (D6)**
- 3. 280 Cap Sub-Committee/Stevens Creek Innovation Zone– Team**
- 4. Winchester Ranch Mobile Home Park discussion (and a little Santana West)**
- 5. Stevens Creek Corridor Goals – Document for discussion**
- 6. ~~395 South Winchester – Piano store property~~**
- 7. Destination Home**

# WNAC Vision



**Ensure quality of life and economic development in the Winchester region through innovation.**

# Councilmember Chappie Jones (D1) – Update

## Councilmember Dev Davis (D6) - Update







# Capping the Freeway

Uniting the North and South Side of 280

## Members

Gary Cunningham

Ken Pyle

Kirk Vartan

Marius F.

JC Carlin

Dick Silva

# I-280 Cap Subcommittee Update

# Freeway Cap Vision



**Promote** the general idea of **capping freeways** in Santa Clara County.

**Disseminate** existing information, and obtain cooperation from different constituents (cities, developers, existing businesses, political jurisdictions, and neighborhoods).

**Develop** the concept in such a way that it facilitates the start of a project to cap I-280 and lead to a **county-wide effort** to **reimagine** the existing expressway and freeway rights-of-way.

# Freeway Committee Cap Update

- Committee met on 10/2 & with Councilmember Jones on 10/19<sup>1</sup>
  - Submitted draft air rights letter for SJ to send to Caltrans
  - Presented various concepts for the Winchester/I-280 overpass
  - Provided list of premises for the innovation zone

<sup>1</sup>[https://docs.google.com/document/d/1d33hInLIJPCWo0\\_cFe0o3SK8OMTMASNBSXcWE9m8D0/edit?usp=sharing](https://docs.google.com/document/d/1d33hInLIJPCWo0_cFe0o3SK8OMTMASNBSXcWE9m8D0/edit?usp=sharing)



# Grand Vision – Cover & Connect

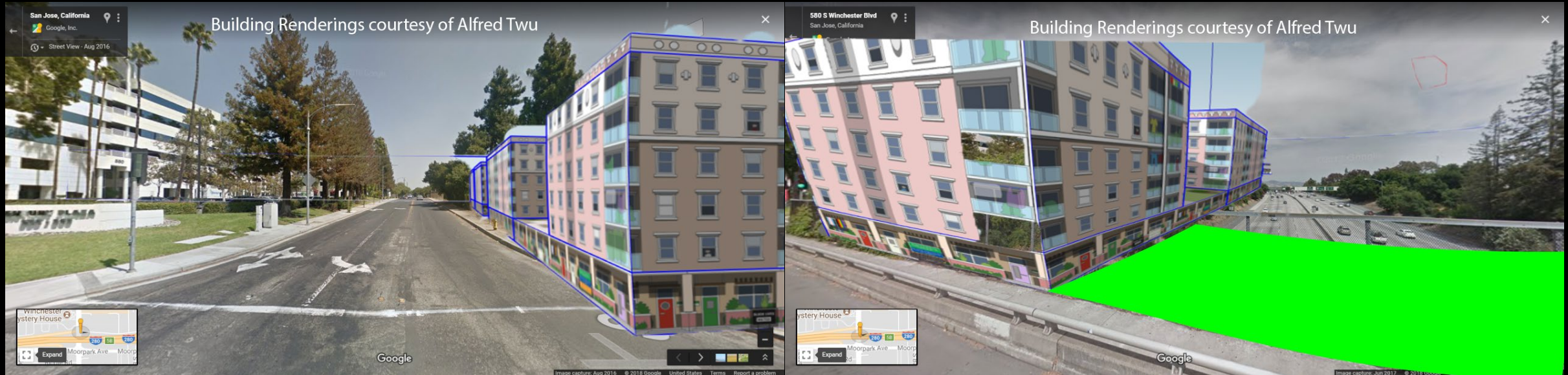
**These images are ideas to spur discussion = NOT PLANS!**

- Long-term – connect as much of the north & south parts of the freeway for
  - Greenspace
  - Affordable housing
  - Transit interface
  - Implies commercial & market rate to help finance
- **Short-term – Phased Construction**



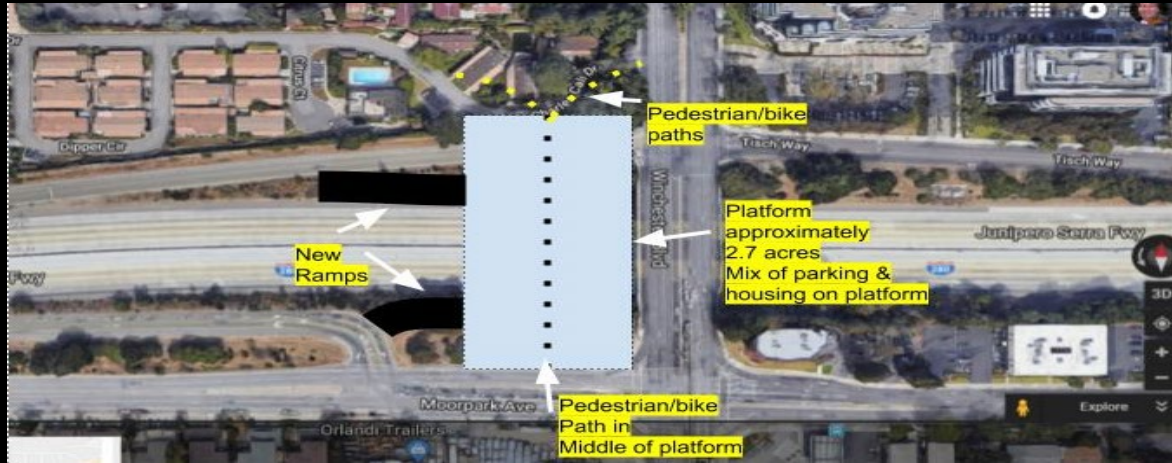


# Short-Term Example - Tisch



- **As an example, the fallow land next to Tisch – Low Cost to Prove Viability**
- Approximately 70 feet between Tisch and start of shoulder. In other words, building on solid ground, minimizing cost.
- Cap wouldn't be structural and could be a basic bridge (although it could be like Columbus cap with buildings on bridge & park behind)
- There is similar property on the southwest side of Moorpark that could similarly be reclaimed.
- Other properties near Saratoga and, perhaps Wolfe and Lawrence might be similarly reclaimed.

# Another Example Integrate with Winchester Ranch



- **Build on fallow land next to Moorpark Connect to Winchester Ranch**
- Approximately 1.1 acre available between the Moorpark and the start of I-280. Plus additional air-rights that could be captured with structure & could include:
  - Housing
  - Better pedestrian/bike/scooter path across I-280
  - Parking for Winchester Ranch/Santana Row area – traffic sent directly to freeway

# Stevens Creek/San Carlos Innovation Zone Premises & Questions



- Connect **De Anza to Diridon** and all the points in between in a multi-jurisdictional effort between Santa Clara, San Jose and Cupertino (yay, regional cooperation).
- It should add value to existing neighborhoods.
- Land use & transportation are tied and should complement existing & future urban village plans.
- I-280 should be included, as it is the only stoplight-free corridor that currently connects those points.
- Multiple modes of transport & all external costs should be considered.
- Solutions should tie into regional approaches, as possible.
- From an environmental standpoint, the overall solution should reduce per capita Vehicle Miles Traveled.
- The I-280/Northbound Winchester redesign (\$150M? Project), should be part of the discussion.
- It should attempt to use the fallow public land and airspace that exists in the I-280 and Stevens Creek corridors to benefit the public.
- **How do we approach this idea?** What vision do we want to see? How can smaller & faster solutions support a larger vision?
- **Support** Chappie and Dev in a study effort



# Winchester Ranch Mobile Home Park discussion (and a little Santana West)



1. Most residents have agreed **saving the park is NOT possible.**
2. Most residents have agreed that the **sale of the park WILL happen.**
3. Ranch HOV has been working with Pulte for an equitable agreement for compensation, moving expenses, and replacement housing for those who want it
4. Law Foundation of Silicon Valley Legal has been working with HOA to reach an agreement that is best for everyone
5. Pulte shared their vision of development for the site (~700 units, most of the land being low-rise townhomes)
6. **Replacement housing for seniors at park provided** on site, but will most likely require two physical moves.



# Winchester Ranch Mobile Home Park discussion (and a little Santana West)



1. Winchester Ranch Park (Park) is in the **Santana Row/Valley Fair Urban Village**
2. At **16 acres**, the Park is the **single largest developable parcel** in the Urban Village
3. Park is adjacent to Santana West, with structures reaching up to **120 feet** (Century 23 Lot is isolated by Olsen and connects to Park)
4. How is this **property going to support the area long term?**
5. How might the 13-acre Santana West and the 16-acre Park work better together?
6. How will the developer at the Park support a vision for a Cap?

# Maps and Images



I-280, Winchester Ranch, Santana West, and Santana Row



# Santana West Concepts





# Santana West Concepts





# Master Cap Plan - Low Density - I-280-West



\*Drawings Alfred Twu



# Master Cap Plan - Low Density - I-280-West



\*Drawings Alfred Twu



# Master Cap Plan - Low Density - I-280-West



\*Drawings Alfred Twu



**Master Cap Plan - More Density –  
(11,000 homes, 8,000 jobs\* (1.2M sqft), 8,000 parking spaces)**



\*Drawings Alfred Twu

\*151 sqft per employee  
<https://mehiganco.com/?p=684>



# Master Cap Plan - More Density - Top View



Google Earth  
Image Landsat / Copernicus



# Master Cap Plan - More Density - I-280-West



\*Drawings Alfred Twu



# Master Cap Plan - More Density - Aerial View



\*Drawings Alfred Twu



# Master Cap Plan - More Density - Winchester - South



\*Drawings Alfred Twu



# Master Cap Plan - More Density - Winchester - South





# Maps and Images



I-280, Winchester Ranch, Santana West, and Santana Row

# Current Urban Village Designation



Century 22 (120')

Century 21 (120')

Century 23 (120')

Winchester Ranch (45')



# Pulte Drawings

## PLANNED DEVELOPMENT REZONING WINCHESTER RANCH SITE DEVELOPMENT SAN JOSE CALIFORNIA

### SHEET INDEX

- |   |  |
|---|--|
| 1.0 TITLE SHEET                                   | 7.1 4 STORY CONDO - ELEVATIONS                       |
| 2.0 LAND USE PLAN                                 | 7.2 4 STORY CONDO - ELEVATIONS                       |
| 2.1 DEVELOPMENT STANDARDS                         | 7.3 4 STORY CONDO - PLAN VIEWS                       |
| 3.1 CONCEPTUAL SITE PLAN                          | 7.4 4 STORY CONDO - PLAN VIEWS                       |
| 3.2 EXISTING CONDITIONS PLAN                      | 8.1 4 STORY FLATS - ELEVATIONS                       |
| 4.1 CONCEPTUAL GRADING AND DRAINAGE PLAN          | 8.2 4 STORY FLATS - PLAN VIEWS                       |
| 4.2 CONCEPTUAL GRADING AND DRAINAGE PLAN          | 8.3 4 STORY FLATS - PLAN VIEWS                       |
| 4.3 CONCEPTUAL GRADING AND DRAINAGE PLAN          | 8.4 4 STORY FLATS - PLAN VIEWS                       |
| 5.1 CONCEPTUAL STORMWATER CONTROL PLAN            | 8.5 4 STORY FLATS - PLAN VIEWS                       |
| 5.2 CONCEPTUAL STORMWATER CONTROL PLAN            | 8.6 4 STORY FLATS - PLAN VIEWS                       |
| 5.3 CONCEPTUAL STORMWATER CONTROL PLAN            | 9.1 PODIUM APARTMENT BUILDING - BUILDING PERSPECTIVE |
| 5.4 CONCEPTUAL STORMWATER CONTROL NOTES & DETAILS | 9.2 PODIUM APARTMENT BUILDING - ELEVATIONS           |
| 6.1 4 STORY ROWS - ELEVATIONS                     | 9.3 PODIUM APARTMENT BUILDING - ELEVATIONS           |
| 6.2 4 STORY ROWS - PLAN VIEWS                     |  |
| 6.3 4 STORY ROWS - PLAN VIEWS                     |  |

### PROJECT TEAM:

#### APPLICANT:

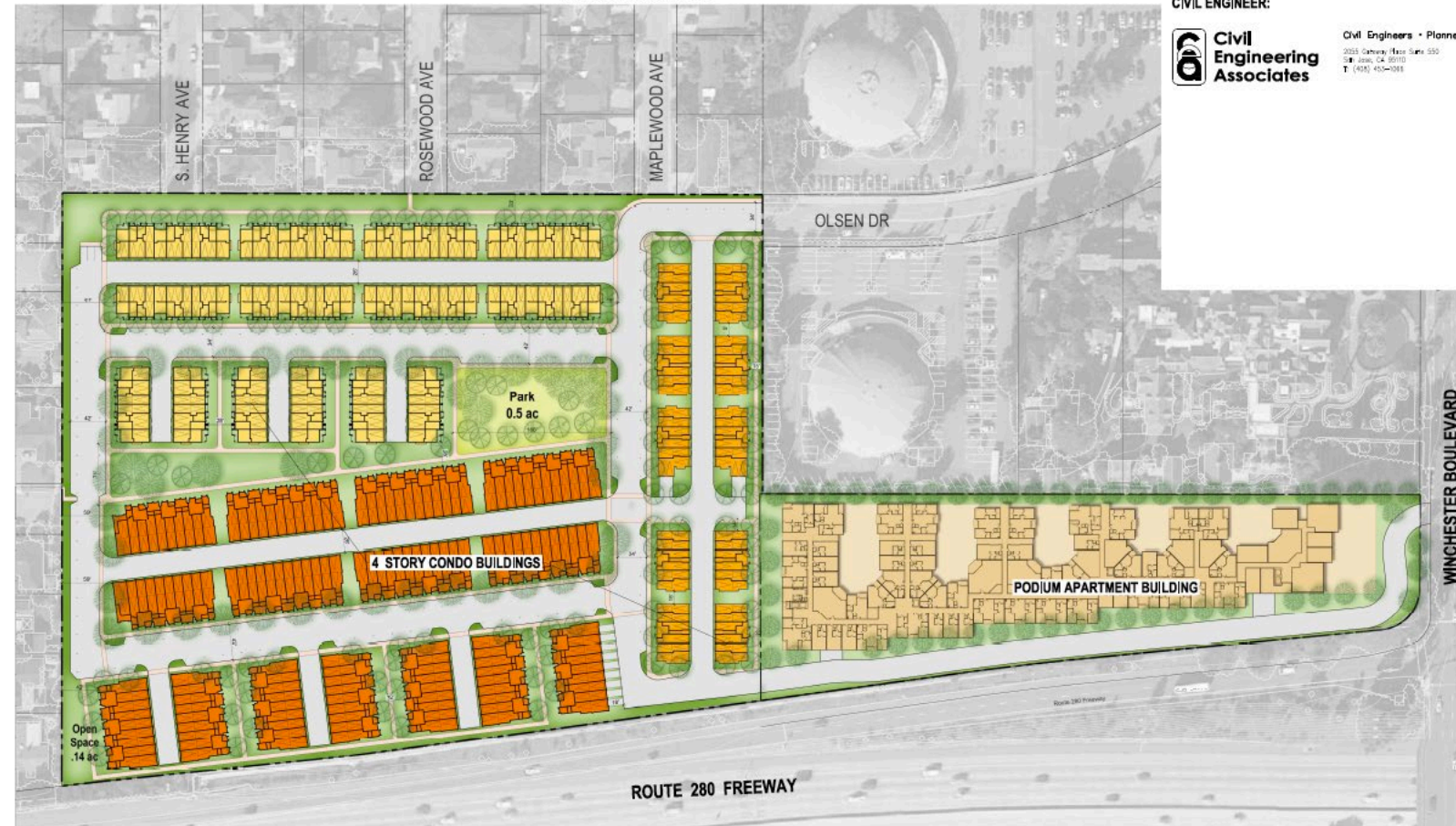


4511 Willow Road, Suite 8  
Pleasanton, California 94588  
Phone 925/249-3200 Fax 925/485-029

#### CIVIL ENGINEER:



Civil Engineers • Planners • Surveyors  
2025 Camino Real Suite 100  
San Jose, CA 95128  
T (408) 455-1088

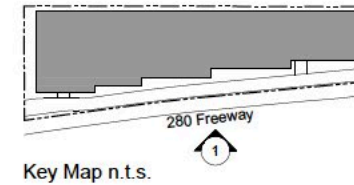




# Pulte Drawings



1. South Elevation - 280 Freeway



1A. Partial South Elevation - 280 Freeway



# Pulte Drawings



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



# Pulte Drawings



RIGHT ELEVATION



LEFT ELEVATION



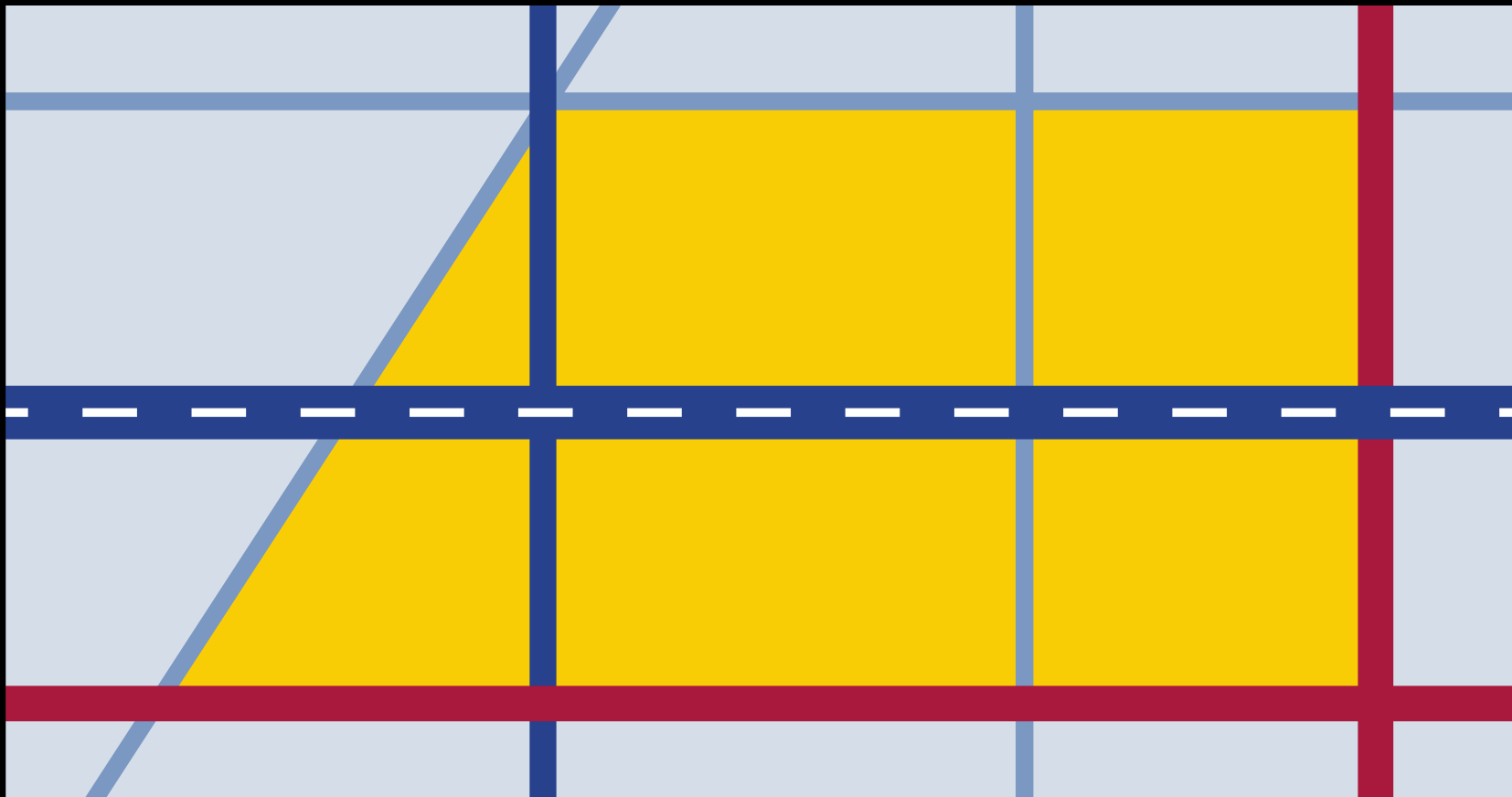
FRONT ELEVATION



# Stevens Creek Corridor Goals – Document for discussion

<https://wp.me/p8umwc-om>

## Eastern Stevens Creek Corridor



## Contents

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## Overall Goals

### Big Changes Are Coming

Santa Clara Corridor is relatively near-term.

By the year 2030, the corridor will be roughly 200 feet wide.

### Housing

Santa Clara County is facing negative consequences from being.

It is a challenge to address inadequate action must simultaneously address traffic congestion.

To address all of these issues, we need to know how and where to act.

We need to begin by addressing the most pressing issues.

- Young people are being pushed out of their parents' homes to housing of their own.
- Workers who work within our County but due to t

## Transportation and Mobility

### Parks and Open Space

Parks and open spaces are important for recreation, socializing, and exercise. Planning of evolving urban neighborhoods is essential.

Consequently, provision of recreation, socializing, and exercise is a key part of planning of evolving urban neighborhoods.

Decades ago, when the suburban era was in full swing, there was ample "vacant" land that could be developed. However, as most of our growth has occurred in developed areas, the opportunity for new development is limited, and high land prices generally result in less development.

As a result, we will need to be creative in providing parks and open space within the corridor. We need to think about a smaller, but more numerous, set of parks and open spaces.

### Urban Design

The "look and feel" of the Eastern Stevens Creek Corridor will change in the relatively near-term future, as a result of development along the corridor. Development proposals currently in the approval "pipeline" will have a significant impact on the corridor's appearance.

### Benefits to Surrounding Neighborhoods

The Eastern Stevens Creek Boulevard Corridor is not an isolated area. It is part of a larger community. Thousands of residents currently live in existing residential areas in close proximity to the Corridor.

Future redevelopment in the corridor will inevitably have impacts on the surrounding neighborhoods. Some of these impacts are likely to be negative, particularly if residents proactively identify potentially beneficial development proposals get approved.

In other words, there are opportunities for tradeoffs between the new developments and the potential neighborhood improvement in conjunction with new development.

It is necessary to think of it in a different way than has historically been the case. We need to consider the corridor as a unique opportunity to improve the surrounding neighborhoods.

# Destination Home

Robert Stromberg



<https://DestinationHomeSV.org/>

# Thank You



## Other items not covered or for next meeting?

## Next Meeting: 2019 – Merry Christmas, Happy New Year, and Happy Holidays



# Recent ADU-Build in San Jose



- Wood-frame, conventional construction;
- 487 square feet, one bedroom, one bath;
- Attached to the existing garage;
- Separate electrical and gas meters;
- Solar panels on roof that off set the electrical load; and
- One off-street, uncovered parking space.

- \$180,000 cost to build
- \$20,000 permits, impact fees
- \$12,000 solar

[www.saninteriordesign.com](http://www.saninteriordesign.com)



# Recent ADU-Build in Santa Clara

September 2018

June 2018

May 2018



Go to [WNAC.com](http://WNAC.com) for Videos on:

- [ADUs – The Rules Have Changed](#)
- [ADUs – Opportunity to Reconnect](#)
- [The ADU Design and Build Process](#)
- [ADU Overview from the Owner](#)
- [Questions about ADUs](#)

June 2017

<http://winchesternac.com/2018/09/09/9-20-open-house-and-information-session-on-accessory-dwelling-unit/>

# Pre-Fab ADU



- High-quality, factory-built, turnkey homes
- From 150 to 1,000 square feet
- From approx. \$45k to \$436k
- From order to permit sign-off in as little as 12 weeks (permits included)

[www.prefabadu.com](http://www.prefabadu.com)





# PassivDom 3D-Printed House



- Pre-fabricated with amazing efficiency
- Off-grid living
- 400 or 800 square feet
- From approx. \$97k to \$237k
- 6 weeks build-time (permits needed?)

[www.passivdom.com](http://www.passivdom.com)

