

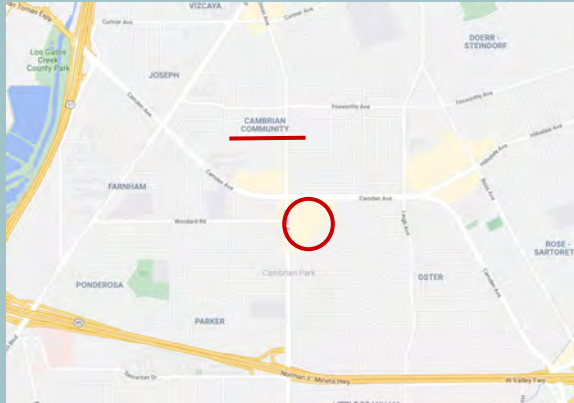


a new community vision
for the heart of Cambrian



a place for neighbors to
enjoy for generations to come





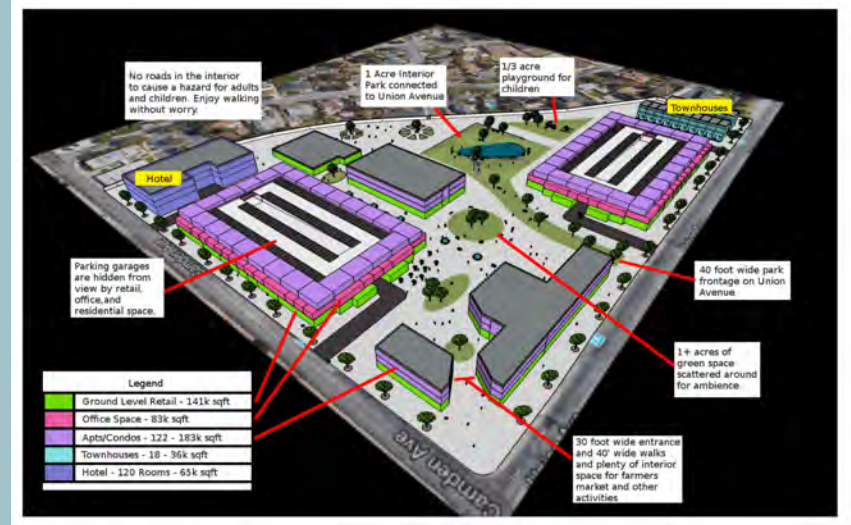
Locator Map/Current Site



Neighbor Concept Plan

City Design Goals

1. CREATE A **BIKE-FRIENDLY** AND **PEDESTRIAN-FRIENDLY** PROJECT.
2. INCORPORATE CAMBRIAN PARK PLAZA'S **HISTORY** INTO THE NEW DEVELOPMENT.
3. CREATE SPACES THAT INCLUDE **PUBLIC ART**.
4. THE **INTERSECTION OF CAMDEN AND UNION** SHOULD SERVE AS THE PROJECT'S **MOST VISIBLE- PROMINENT LOCATION**.
 - FEATURE A **CENTRAL PROMENADE**
 - CREATE **UNIQUE AND SPECTACULAR ARCHITECTURE** AT THE PROMENADE
 - CREATE A **SIGHT LINE** FROM **CAMDEN AND UNION** THROUGH TO **WYRICK AVENUE**.
5. INTEGRATE THE USES ON SITE TO FEEL **COHESIVE** AND **PEDESTRIAN-FRIENDLY**.
6. CREATE A **MIXED-USE VILLAGE** WITH **RETAIL AT THE GROUND FLOOR** AND **RESIDENTIAL ABOVE**.
7. INCREASE THE **PARK AND OPEN SPACE**.



Design Inspiration



Mixed-use Urban Village “Signature Project”

- ❑ 17.2 net acre site
- ❑ 4 acres parks & plazas
- ❑ vertical mixed use
- ❑ 2-6 story buildings
- ❑ underground parking
- ❑ 428 housing units
- ❑ 30 affordable + 27 ADU’s
- ❑ 50K sf commercial shops
- ❑ senior assisted living
- ❑ 229 room hotel
- ❑ protected bike lanes

Site Plan + Land Uses



Camden/Union Corner



Public Plaza



MAGILIGHT

Central Park



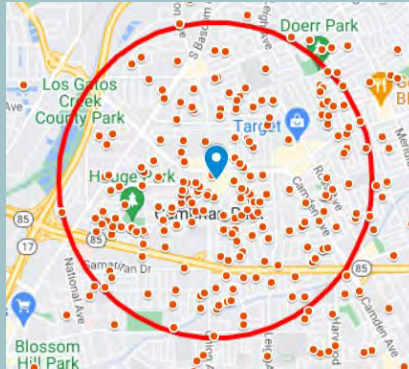
San Jose “Signature Project” Sustainability + Benefits

- ❑ “urban village” strategic growth area for city - 17.2 net acres
- ❑ truly vertical mixed use village designed for people - not cars
- ❑ 4 acres parks, plazas and paseos for community gathering/town square
- ❑ converts total impervious shopping center to half green space
- ❑ underground, unbundled parking
- ❑ 428 housing units (30 affordable + 27 ADU’s + \$9M in fees)
- ❑ community gardens + farmers market space
- ❑ walking paseos + protected bike lanes
- ❑ LEED Silver, mixed-use
- ❑ solar panels, EV charging stations, protected bike storage
- ❑ Voluntary TDM program
- ❑ No unavoidable environmental impacts (City Draft EIR)



Cambrian neighbors say “yes” along with a strong coalition of local organizations

More than 600 residents have pledged their support for Cambrian Village, and the number continues to grow



Support



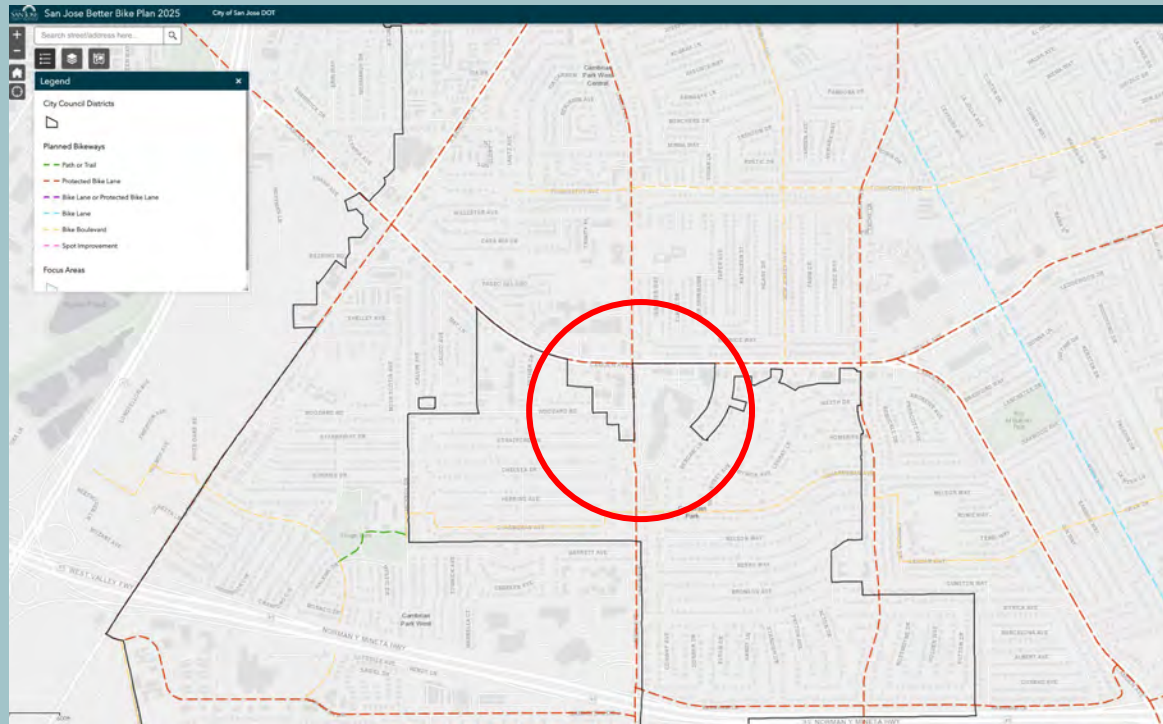
Camden Avenue



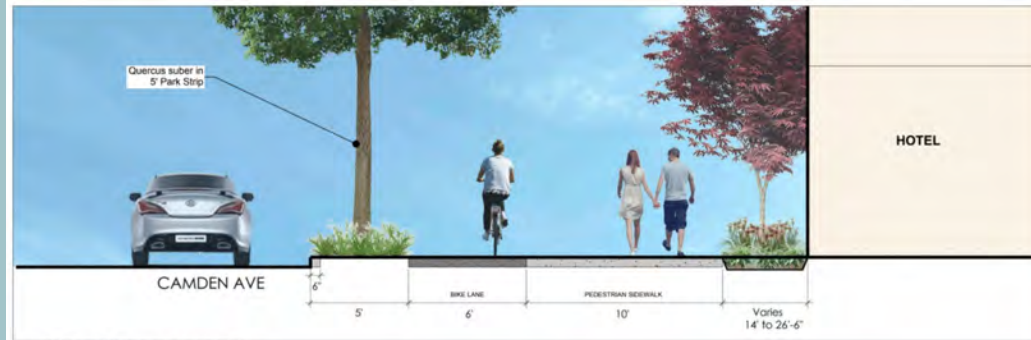
Union Avenue



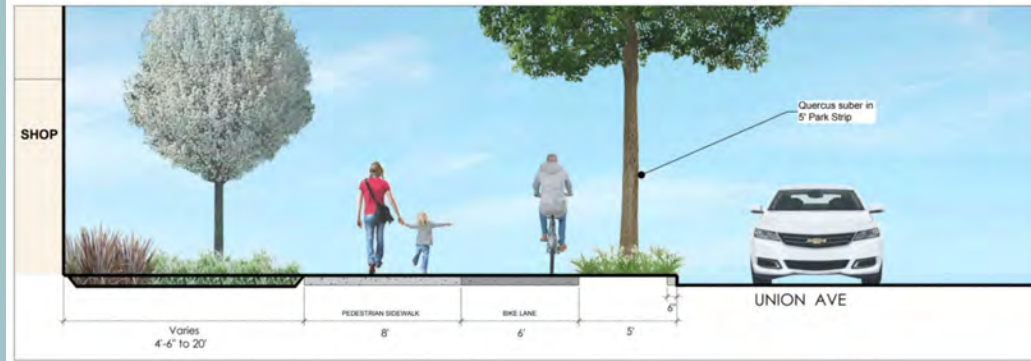
Pedestrian Circulation



Better Bike Plan 2025



CAMDEN AVENUE - SECTION A
Scale: 1/2" = 1'-0"



Bike Lane/Sidewalks



BICYCLE PARKING RATIOS				
TYPE	RATIO REQUIRED	SPACES REQUIRED	SHORT-TERM SPACES PROVIDED	LONG-TERM SPACES PROVIDED
COMMERCIAL	R Print 1/3000 REST.: 1/800	21 SPACES	41 SPACES	10 SPACES
APARTMENTS	1/4 UNITS	77 SPACES	57 SPACES	20 SPACES
HOTEL	1+1/10 ROOMS	24 SPACES	20 SPACES	4 SPACES
ASSISTED LIVING	1/10 EMPL	5 SPACES	2 SPACES	4 SPACES
INDEPENDENT SENIOR LIVING	1/4 UNITS	13 SPACES	2 SPACES	11 SPACES
PARK	1/5000	30 SPACES	31 SPACES	16 SPACES
TOTAL			153 SPACES	65 SPACES
TOTAL BICYCLE PARKING REQUIRED			170 SPACES	
TOTAL BICYCLE PARKING PROVIDED			218 SPACES	

Bicycle Parking Ratios