

WONA General Meeting

November 19, 2018

Cypress Center

Meeting Start 7:00PM

1. **Introductions** - 4 new members –

- Joan Johnsen – Secretary
- Charlotte Monte – Redevelopment Liaison
- Mari Jo Pokriots, Mary Kuykendall – Winchester Mobile Home Park Liaison

2. **Federal Realty - Seth Bland – Santana Row**

- PD Permit Filed for Santana West
- Nov 2016 Rezoning conceptual plan for Santana West - 1M Sq Ft Commercial, six buildings (?), parking on the western property line; the buildings rise in height towards Winchester.
- Nov 2018 Landscape plan - 370,000 Sq Ft building ; 25,000 Sq Ft Parking, one exit north to Olin
- Building Construction for Santana West will start with the Olin builds. Century 23 will be demolished for parking structure.
- Olsen will remain as is with the curve.
- 8Ft Solid Wall between Santana West and Single family Homes.
 - Want to retain the existing trees on the wall line.
 - Question - How to make sure they don't cut tree root lines? Will stay away from the trees. For the 8 foot wall, will use piers and not dig down through for the whole wall.
 - PG&E lines — Assumption that they will be moved underground – Assume there will be new power, water, cables, etc. This is not yet confirmed.
 - Question - What will the space be between the 8ft wall and the parking structure wall? Walkway between wall and parking is >10 feet. Will it become homeless housing? Right now it is planned for pedestrian access between the two. Planting along the wall— Federal want to direct the landscape architects and do planting that minimizes potential homeless space. Also suggesting bicycle access and walking access
 - The Parking lot wall will probably be a Green wall. Federal wants to talk to WONA about what to do with it.
 - Fire trucks will be able to do an emergency vehicle Hammerhead Turnaround between the parking structure and Century 21.
 - Examples of wall texture were shown
 - Shade shadow analysis to the houses will be done
- Parking structure next to Olin – 1500 spaces, 2 down plus ____ up. <45 feet tall, which is lower than the max allowed, 40 feet tall, 47 feet with parapet, and, no closer than 40 feet from property line. It is ~47 feet from property line. The parking structure Wall facing west is a solid wall. The other 3 walls are open for ventilation, and the top level is open.

- Question - Top floor of parking - will it be restricted at night to employees and not the general public who race around? ChrisS and others hear racing at top of Best Buy lot. This Olin lot is not planned to be critical to Santana Row - Seth is open to talk to more about it.
- Sound Studies are required and Federal is obligated to comply with the study findings. The solid wall on the west side helps
- Parking lot access - from north is near Hansen, from South - comes from Olsen on south edge. A Middle of building exit doesn't work with the ramps that go to underground
- Corner of Olin & Winchester building is planned for 8 stories, similar to the 700 Santana Row building. 2 + 2 + 2 + inset 2 stories = 8 stories.
- Olin Sidewalk - 10 Foot to building – currently showing bamboo and ginkgo greenery.
 - There will be more Olin conversation in future
- Olin -- Adding a separate right turn lane on Olin to turn onto Winchester
- Century 21 - there is no plan yet for the Dome

3. Pulte - Scott Hill, Dan Carroll, Jennifer Regarding Winchester Ranch

- Scott Hill is responsible to take the project through Entitlement;
- They are starting to do applications; An application has been submitted for a General Plan Amendment 11/2019 - to become an Urban Designation - PD Zoning for Residential. This is the early stage of the process - still getting feedback from many parts of the city.
- The EIR process has started. The schedule is controlled by the City, not by Pulte
- The Property is not yet purchased. This is a typical process. Need to get through City etc milestones before can finish the purchase.
- Pulte has purchased ~24 mobile homes
- Important factors
 - Streets butting up to the mobile home park — the plan is to keep the fences between the WONA neighborhood houses and the Ranch
 - Yellow lines on the map would be pedestrian connections from Olsen and Ferguson from houses through the Ranch to Winchester
 - Suggest residents use bicycle and pedestrian Olsen to Winchester
 - Want a variety of housing
 - Need to provide replacement housing for WRS HOA current residents
- Community Input to be solicited
 - # of homes and set backs
 - Bike and Pedestrian connection to surrounding neighborhoods

- No vehicles allowed through to existing streets
- Park - green belt or pocket park, or paseo park
- Traffic - yes this is an issue. Will do a traffic study
- Proposed plan – See pics
 - Waiting for the City to comment on the draft concept proposal
 - Four product types planned
 - WRSHOA Replacement Housing - Four story flats 60 units - garage floor 1, elevator from central lobby - to single level flats. Those not taken by WRSHOA will be available for sale. A similar building is being built in Milpitas right now. Parking - 1 and 2 spaces per flat; plus some surface parking.
 - Townhomes - garage floor 1, Townhomes above. upper left corner of the map. 108 townhouse
 - Condos - orange - lower left corner of the map - 4 story 155 units
 - Dense Apartments - 368 units - 800-900 sq ft — studio, 1, 2 bedroom - up front near Winchester and 280 freeway entrance. Sound studies needed, will need diff windows and outside wall surfaces.
 - Question - How to make sure the solar on the existing WONA houses are not impacted by the new buildings? Shade study to be done. It will probably be 30 feet plus 10 feet to the building — so setback is ~35-40 feet.
 - Open space is ~1-1/2 acre Per Bob Levy - QIMBY says 6 acres are needed
 - Question – Has the Parks Department said 1+ acre is enough for 691 units? Parks has asked for ~2 acre park with just the PD application. Also need funds to improve the park.
- Will need to look at Permit parking for the surrounding streets
- Concern - Winchester traffic - with these builds and The Reserve — The city has to have the traffic study done. Pulte has no control over the study.



LIVE ①

UNIT MIX

Unit Type	Total Units
4-STORY ROWS	
<i>Subtotal 4-Story Rows</i>	108
4-STORY CONDOS	
<i>Subtotal 4-Story Condos</i>	155
4-STORY FLATS	
<i>Subtotal 4-Story Flats</i>	60
PODIUM	368
<i>Subtotal Podium</i>	604

TER BLVD

4. Next WONA Meeting - January 14

Meeting End 8:40PM