














Winchester Walking Tour

Saturday April 4th, 2015 - 10 a.m. to 12 noon

The purpose of this walking tour is to start a conversation between the community, city, and other stakeholders regarding the future growth of Winchester Blvd. It is the beginning of a larger process that will take place over the coming year.

Time	Points of Interest	Duration	Description
9:30 a.m.	Meet at Century 21 Parking lot 3109 Olsen Dr.	30 min	<ul style="list-style-type: none"> Registration/Check in Refreshments
10:00 a.m. 	Opening Remarks by Councilmember Jones	5 min	<ul style="list-style-type: none"> You can choose to separate from the group/tour at any time and walk back.
10:05 a.m. 	<u>Santana West</u> 3101 Olsen Dr. PDC14-068 <i>Stage: Currently Undergoing EIR preparation</i>	15 min	Federal Realty proposed a mixed use signature project of: <ul style="list-style-type: none"> 170,000 sq. ft. - commercial space in a 14 story tower at the corner of Olsen and Winchester 971 residential units in 3 buildings - 6-7 stories each
10:25 a.m. 	<u>Orlandi Trailers</u> 3120 Moorpark Ave. <i>No current proposals</i>	2 min	<ul style="list-style-type: none"> This property has been for sale for some time A good candidate for retail and/ or commercial use at ground level due to the fact that it is a corner property and has plenty of frontage and visibility. 1.5 acres
10:29 a.m. 	<u>Former Century 24</u> 741 S. Winchester Blvd. CP13-048	4 min	Approved development proposal demolished theater with plans to replace it with modern movie theaters.
10:35 a.m. 	<u>Oriental Sushi Buffet</u> 780 S. Winchester Blvd. PDC14-056 <i>Stage: Application submitted being review by Planning</i>	2 min	Proposal to allow 11,280 sf 2 story commercial building and approximately 45,750 sf of 4-story mini-storage.
10:38 a.m. 	<u>Toys'R'Us</u> 751 S. Winchester Blvd. <i>Stage: Preliminary – no formal application</i>	8 min	Citations Homes has made a preliminary (not official) proposal for 160 residential units and almost 12,000 sq. ft. of commercial space. <ul style="list-style-type: none"> City Planning Dept. response to preliminary proposal was that converting from commercial to residential does not fit within the General Plan.

10:48 a.m.	<u>Former Line Shack BBQ</u> 826 S. Winchester Blvd. H13-002	2 min	The site of a former restaurant sits vacant. Development permit approved in 2013 to construct 9,936 sq. ft. of commercial space.
10:55 a.m.  	Opal Dr. - Back of <u>(Reserve Development)</u> PDC14-040 <i>Stage: EIR is being prepared draft due later this spring.</i>	20 min	The Reserve Development is proposing 650 residential units and 8,000 sf of retail space. The proposal is for a 4 story building in the back (at Opal) and ramping up to a 6 story building in the front (at Winchester). As well as a 2 levels of underground parking.
	<u>Architect's office</u> 1000 S. Winchester Blvd	Walk By	Mixed-use small development. Single family residence attached to 900 sq. ft. of office.
11:20 a.m. 	<u>Winchester Plaza</u> 1101 Winchester Blvd. <i>No current proposals</i>	5 min	Single story office building with surface parking.
11:30 a.m. 	<u>Comerica Bank</u> 1245 Winchester Blvd. <i>No current proposals</i>	5 min	Three story building with surface parking.
11:40 a.m. 	<u>West Park Plaza</u> 1305 S. Winchester Blvd. <i>No current proposals</i>	15 min	This shopping center has a 1 story building, surface parking and is the site of a former Safeway grocery store. Former Safeway space has sat vacant from quite some time.
12:00 p.m. 	End of Tour	30 min	<ul style="list-style-type: none"> • Final thoughts • Walk back to Santana West.

Note:

See the accompanying map for the route and color legends.

Winchester Walking Tour

- Points of Interest
- Santana West
 - Orlandi Trailers
 - Former Century 24 site
 - Oriental Sushi Buffet
 - Toys-R-Us Site
 - Old Line Shack Property
 - The Reserve Apartments
 - Winchester Plaza
 - Comerica Bank
 - Opal Drive
 - 1000 S. Winchester
 - West Park Plaza / Regency

Walking Route

- Walk Route
- A
Santana West - Starting Point
 - B
West Park Plaza, South Winchester Boulevard, San Jose, CA, United States

April 4, 2015 - Route & Notes

