

PROJECT DESCRIPTION

The proposed development will create an extraordinary and affordable environment for Santa Clara's seniors, veterans, and the wider community by integrating a working urban farm with residential amenities and public open spaces. The urban farm will foster a variety of community building opportunities, and become a social hub that contributes to the physical, emotional, and environmental health of a neighborhood.

The challenging site was once an active research farm for the University of California, but has not been farmed in 10 years. Winchester Blvd. and the immediate area to the south and east are dominated by large car parks, garages, shopping malls, and wide, busy streets. To the north and west lie large swaths of single-family suburban neighborhoods.

Sustainable site design is the foundation of sustainable building design, and takes into account both the design of the parcel and the connections to the surrounding community. The site is only a 20 minute bike ride from downtown San Jose; other attractions like the Valley Fair shopping center are a short walk away. The development will create a walkable environment with access to public transportation and retail options.

The site has been planned to be sensitive to the adjacent neighborhoods - placing the tallest, densest portions of the development along Winchester Boulevard, and reducing both the density and height of the buildings as they move towards the existing residential streets.

The buildings will be tightly integrated with the landscape program: residential stoops facing most of the pedestrian pathways, sun-filled courtyards open to the community garden, outdoor dining areas, an active community hub featuring the Urban Agriculture Center.



AERIAL VIEW FROM THE SOUTHEAST

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|---|--|----|---------------------------------|
| 1 | ORGANIC FARM PLOTS | 9 | WORKING BARN & EVENT SPACE |
| 2 | COMMUNITY GARDENS | 10 | FLOWERING POLLINATOR PROMENADES |
| 3 | CHILDREN'S GARDEN | 11 | NATIVE EDIBLE PLANT LANDSCAPING |
| 4 | FRUIT TREE ORCHARD | 12 | OUTDOOR KITCHEN |
| 5 | VERTICAL GARDENS | 13 | FARMERS' MARKET PLAZA |
| 6 | SERENITY GARDEN | 14 | ENERGY GENERATION |
| 7 | RAINWATER GARDEN & WATER TOWER SCULPTURE | 15 | LANDSCAPED ROOF DECKS |
| 8 | LANDSCAPED RESIDENTIAL COURTYARD | 16 | PLAY AREA |



VIEW OF THE URBAN AGRICULTURE CENTER



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| <p>A GARDEN PROGRAM ALONG THE SOUTHERN EDGE IN ORDER TO MINIMIZE IMPACT ON ADJACENT PROPERTIES</p> <p>B MAXIMIZE SUN EXPOSURE FOR THE FARM, WITH BUILDINGS CLUSTERED TO THE NORTH AND WEST</p> <p>C LANDSCAPED CONNECTION TO THE VETERANS' SERVICES OFFICES</p> <p>D THE FARM IS FULLY VISIBLE FROM WINCHESTER BOULEVARD</p> <p>E ACTIVE RESIDENTIAL-FARM EDGE</p> <p>F LANDSCAPED, LIVEABLE STREET</p> <p>G TOWNHOUSES MATCH EXISTING CONTEXT</p> | <p>H PODIUM COURTYARDS WITH RESIDENT GARDENS AND CONNECTIONS TO THE FARM</p> <p>I ACTIVE RESIDENTIAL MEWS WITH UNIT ENTRIES AND STOOPS</p> <p>J COMMUNITY CENTER: URBAN AG CENTER, TERMINUS OF RESIDENTIAL MEWS, AND MAIN EAST-WEST CIRCULATION</p> <p>K THE LARGEST AND TALLEST BUILDING MASSES ARE NEAR THE INTERSECTION AT WINCHESTER BLVD; WHERE THERE ARE NO SINGLE-FAMILY FRONTAGES, AN ALREADY BUSY 'URBAN' CORNER; AND NEARBY LARGE RETAIL AND PARKING STRUCTURES</p> |
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SITENWORK INDEX

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BUILDING DESIGN AND SITE PLANNING
OpenScope Studio, Architects



LANDSCAPE AND SITE DESIGN
Fletcher Studio, Landscape Architects





VIEW OF THE URBAN AGRICULTURE CENTER



1 SENIOR AND VETERANS HOUSING
165 AFFORDABLE 1-BEDROOM UNITS
100 PARKING SPACES

2 MIXED INCOME RENTAL APARTMENTS
160 1- AND 2-BEDROOM UNITS
210 PARKING SPACES

3 MARKET-RATE TOWNHOMES
34 2-BEDROOM UNITS
68 PARKING SPACES

4 URBAN AGRICULTURE CENTER

5 OFFICE OF VETERANS' SERVICES

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