

The Tour



Evergreen Visioning Project (*Evergreen Smart Growth Strategy*)

February/March 2004

OHLONE-CHYNOWETH COMMONS



This mixed-use development was built on a former Light Rail Station parking lot; the developer secured a 75-year lease on the property from the Valley Transportation Authority. Managed by Eden Housing Management, Inc., this development features a mix of townhomes and flats, groundfloor commercial space, and an on-site child care facility.



Location: 5330 Terner Way at Pearl Avenue

Project Components: 194 Single-family and Multi-family attached units; 4,400 SF of commercial space; 3,000 SF child care center; and a 6,000 SF community facility.

Site Size: 8.41 acres

Density: 23.2 DU/AC

Developer: Eden Housing, Inc.

Architect: Chris Lamén and Associates

Opened: 2002

ALMADEN LAKE APARTMENTS



Almaden Lake Apartments, nestled in a hillside in Almaden Valley, is adjacent to a City-owned regional park, and is located within 2,000 feet of a Light Rail Station. This facility features a pool, a community center, and a tot lot. This 100% affordable rental venture was built in conjunction with the adjacent for-sale single-family development.



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| Location: | 970/978 Almaden Lake Drive and Winfield Boulevard |
| Project Components: | 144 Multi-family attached units. |
| Site Size: | 7.8 acres |
| Density: | 27.5 DU/AC |
| Developer: | BRIDGE Housing Corporation |
| Architect: | David Baker & Associates |
| Opened: | 1994 |

GEORGETOWN



Located in the *Midtown Specific Plan* area, Georgetown is conveniently located minutes from downtown San Jose, and within walking distance of the Diridon Station. This development consists of 94, two-story townhomes with 2-car garages, and is adjacent to a public park. The homes are conveniently located just two blocks off The Alameda, and are just minutes from Highways 87 and 280.



Georgetown was a finalist for the 2003 Golden Nugget Award (Pacific Coast Builders Conference) in the “Best Redevelopment, Rehab or Infill Site Plan” Category.

Location: East side of Sunol Street between West San Fernando Street and Park Avenue

Project Components: 96 Single-family attached townhomes

Site Size: 5.86 acres

Density: 16 DU/AC

Developer: SummerHill Homes
Architect: McLarand, Vasquez, Emsiek & Partners, Inc.

Opened: 2003



AVALON AT CAHILL PARK

Avalon at Cahill Park is just minutes walking distance from the Diridon Station and downtown San Jose. This development, located along The Alameda, offers loft, flat and townhome living, is adjacent to a public park, and is within walking distance of the Guadalupe River Park and Trail. Groundfloor commercial fronts The Alameda, and currently offers residents a restaurant, a coffee shop and other services.



Location: 754 The Alameda

Project Components: 218 Multi-family attached units, 8,888 SF commercial

Site Size: 3.54 acres

Density: 61.6 DU/AC

Developer: AvalonBay Communities

Architect: The Steinberg Group

Opened: 2002



AVALON ON THE ALAMEDA



Located in The Alameda Neighborhood Business District, this multi-family attached rental venture features groundfloor commercial along The Alameda, and is conveniently located within walking distance of numerous services, public transit, and the Guadalupe River Park and Trail. Downtown San Jose, the Diridon Station, and the San Jose Arena are just minutes away. The complex offers a community facility and a swimming pool.



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| Location: | 1330 The Alameda |
| Project Components: | 305 Multi-family attached units, 15,000 SF commercial |
| Site Size: | 8.83 acres |
| Density: | 34.54 DU/AC |
| Developer: | AvalonBay Communities |
| Architect: | Seidel/Holzman |
| Opened: | 1999 |

RIVERMARK



Located on the 225-acre former State Agnews Hospital campus, this infill master planned community currently offers 1,889 homes on varying lots sizes and densities. The various residential product types are mixed throughout the development, and multi-family units are located within walking distance of the shopping core. Pocket parks are interspersed throughout the community, and are linked via sidewalks and paseos. The community features pedestrian friendly street design and traffic calming elements. The retail center features a main street central drive with traditional storefronts, parking-oriented convenience retail, and angled-street parking.



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| Location: | Montague Expressway at Agnews Road, Santa Clara |
| Project Components: | 550 Single-family detached, 550 Single-family attached, 790 Multi-family attached, Shopping Core |
| Site Size: | 154 acres (Total 225 acres) |
| Density: | Overall density of 20 DU/AC; Multi-family areas are up to 50 DU/AC |
| Developer: | Centex Homes, Shea Homes and Lennar Homes |
| Architect: | Dahlin Group |
| Opened: | 2002 |