



COMMUNICATIONS HILL
San Jose, California

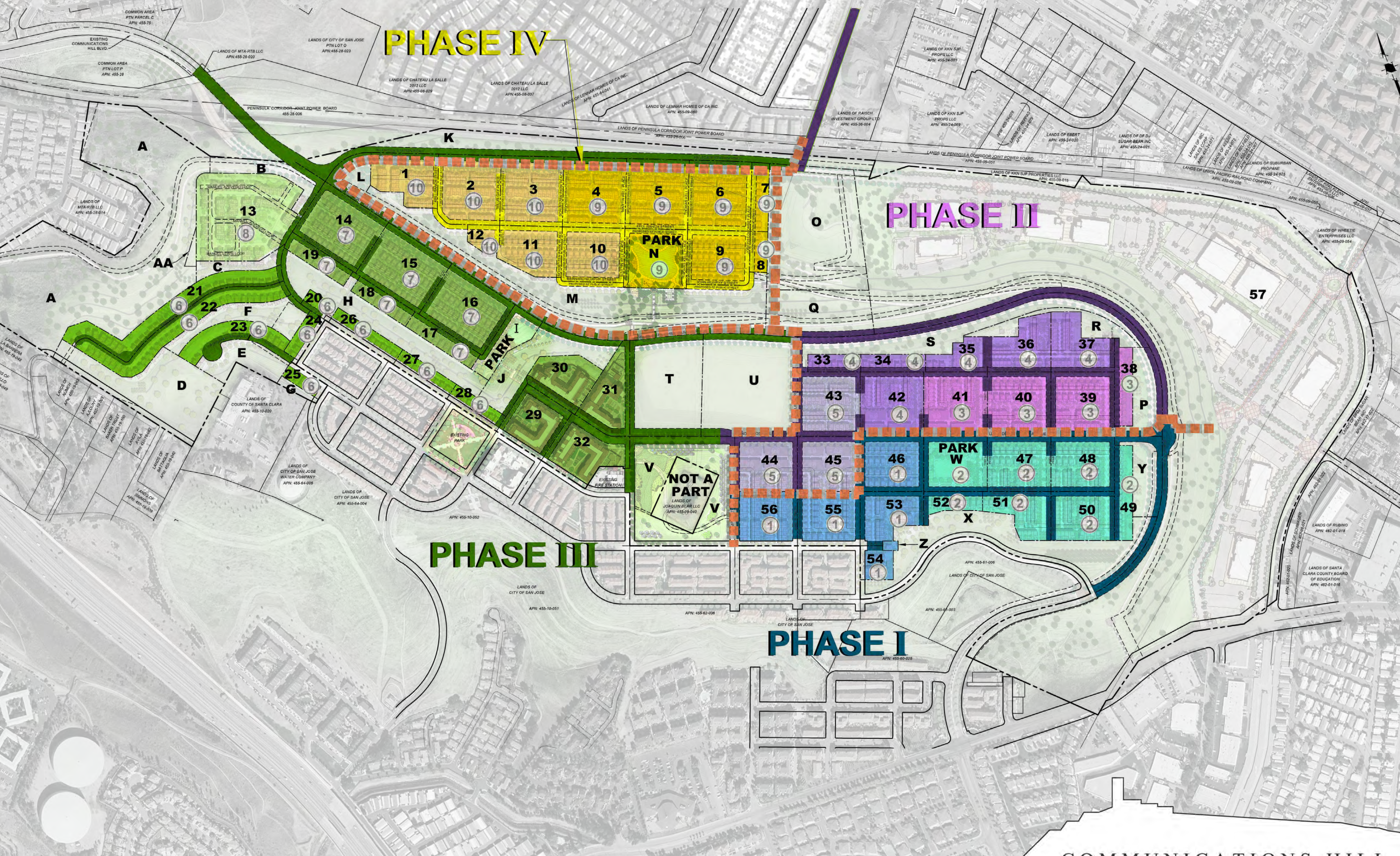
PHASE IV

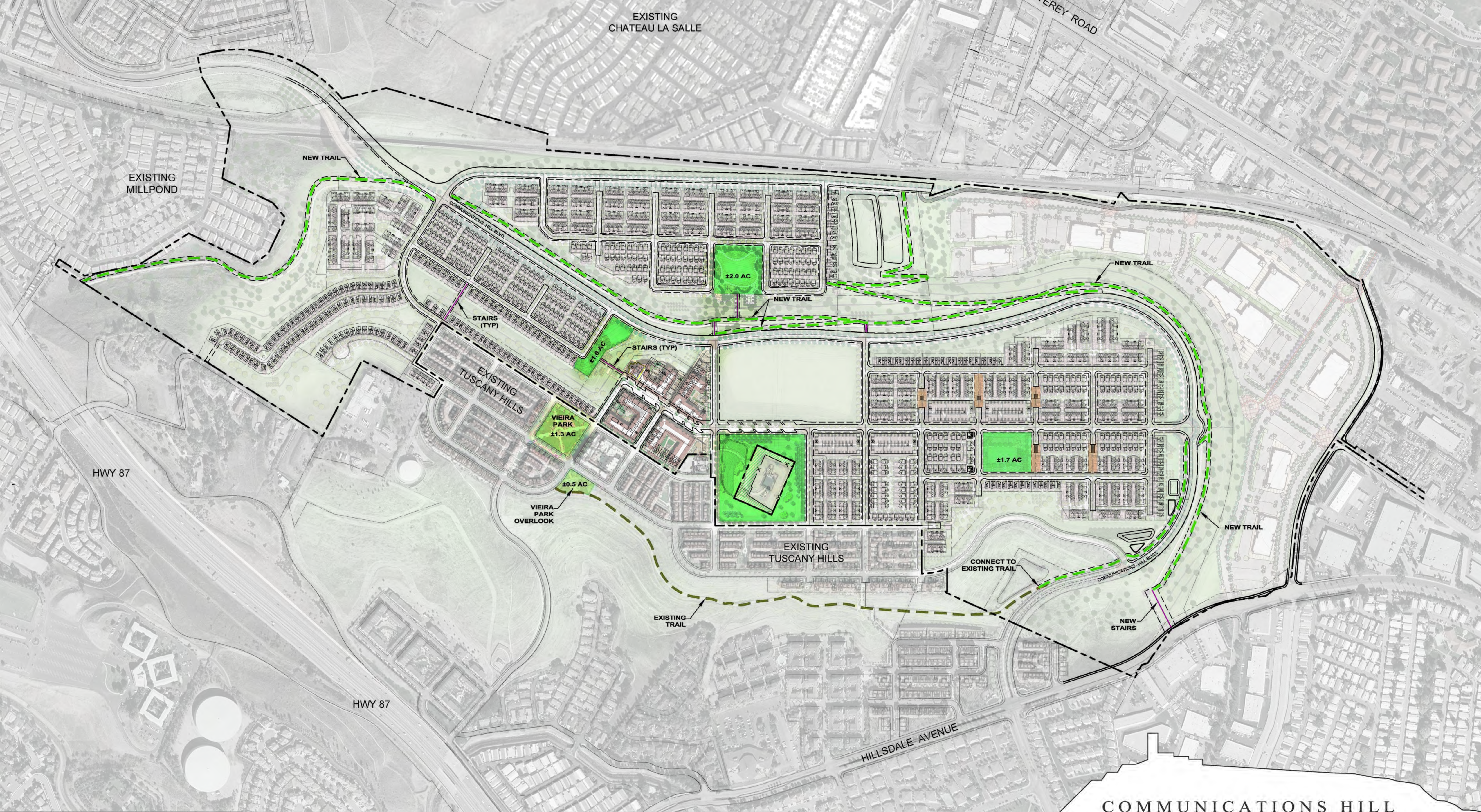
PHASE II

PHASE III

PHASE I

NOT A PART





EXISTING
CHATEAU LA SALLE

MERRY ROAD

EXISTING
MILLPOND

NEW TRAIL

NEW TRAIL

±2.0 AC

NEW TRAIL

STAIRS
(TYP)

STAIRS
(TYP)

EXISTING
TUSCANY HILLS

VIEIRA
PARK
±1.3 AC

±1.7 AC

HWY 87

±0.5 AC

VIEIRA
PARK
OVERLOOK

EXISTING
TUSCANY HILLS

CONNECT TO
EXISTING TRAIL

NEW TRAIL

EXISTING
TRAIL

NEW
STAIRS

COMMUNICATIONS HILL BLVD

HWY 87

HILLSDALE AVENUE

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San Jose, California



1 BLOCK 63 PARK (PHASE III)

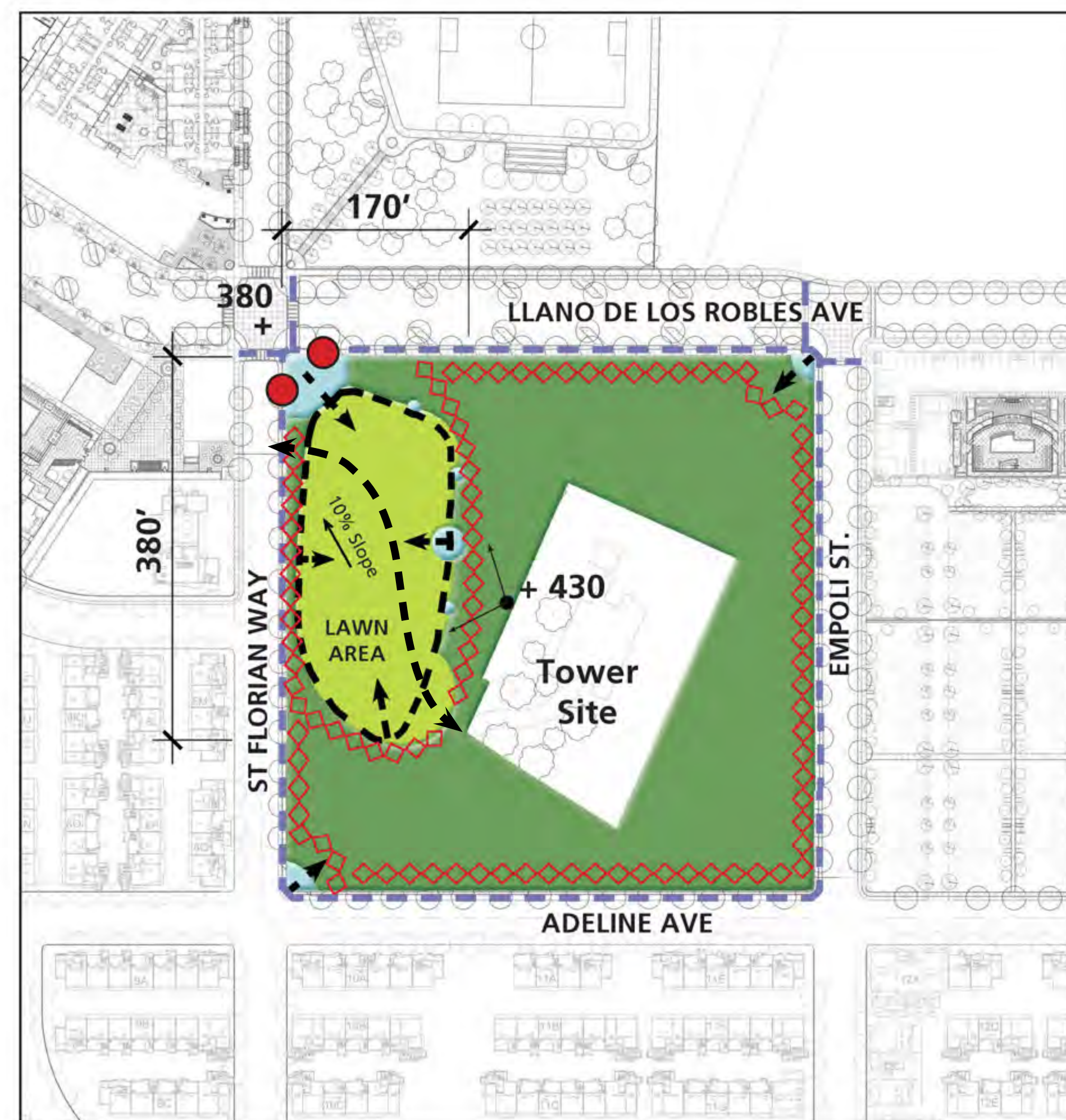
Area: 1.0 Ac

- Possible Amenities:
- Par Course/Trail Circuit
 - Open Lawn Play Area
 - Shade Structure/Viewing Area
 - Play Equipment Area (ages 2-5)
 - Play Equipment Area (ages 6-12)
 - Interpretive Signage
 - Pet Area

Narrative:
Situating at the terminus of 'Main Street', adjacent to the Village Center this park space is at the bottom of steep topography and is bound by single family homes and Communications Hill Blvd. Generous children's play areas both programmed and informal could serve the neighborhood's users.

Being directly accessed by the Village Center stairs, an exercise component within the park would likely serve the active community recreating on the stairs and along Communications Hill Blvd. Spaces for stretching, stationary workouts, and parcours elements along a loop in the park or next to the stairs could be placed away from direct proximity to homes.

An opportunity exists for a relatively flat, open play lawn area for all uses, buffered from Communications Hill Blvd. by planting and/or topography. Most of the park space would benefit from good views of the surrounding hillside and out over the Valley.



3 RANCHO SAN JUAN BAUTISTA PARK* (TOWER PARK, PHASE III)

Area: 1.5 Ac

- Possible Amenities:
- Amphitheater
 - Community Plaza
 - Small Corner Plazas/Seating Areas
 - Par Course/Trail Circuit
 - Open Lawn Play/Gather Area
 - Overlook/Interpretive Signage
 - Olive Grove

Narrative:
Proximity to the proposed Village Center suggests a community gathering approach as much as feasible to this park -- creating a space adjacent to the retail area where assembly and gathering can occur. The topography of the site lends to overlooks, parcours exercise activity, and passive, banked-lawn gathering spaces where available. Flat lawn areas and programmed recreation activity would most likely not be feasible in this park.

An access road to a small parking area could provide accessible use of overlook activity near the top of the park where otherwise prohibitive due to slopes and stairs. Interpretive signage along the overlook and upper park area circulation could highlight the area's 'story'.

There are opportunities at the lower grade corners of the park to create small plazas for seating and gathering.



2 MARGARET KELL PARK (PHASE IV)*

Area: 2.0 Ac

- Possible Amenities:
- Open Lawn Play Area
 - Passive Lawn Play Area
 - Hillside Slides
 - Rock Garden Play Area
 - Play Equipment Area (ages 6-12)
 - Par Course
 - Gazebo Viewing/Gathering Area
 - BBQ Areas
 - Interpretive Signage

Narrative:
This park is surrounded by single family homes and townhomes and therefore is reasonable to expect adjacent users with children. Several programmed and informal children's play areas would benefit the neighboring users and positively activate this park. To the greatest extent possible, an open, flexible lawn area could supplement play and gathering areas.

The park site's southern boundary is the foot of steep hillside. This presents opportunity for creative grading measures that result in park amenities at that edge. This also lends to good viewsheds looking up at the hillside from the park's passive spaces.

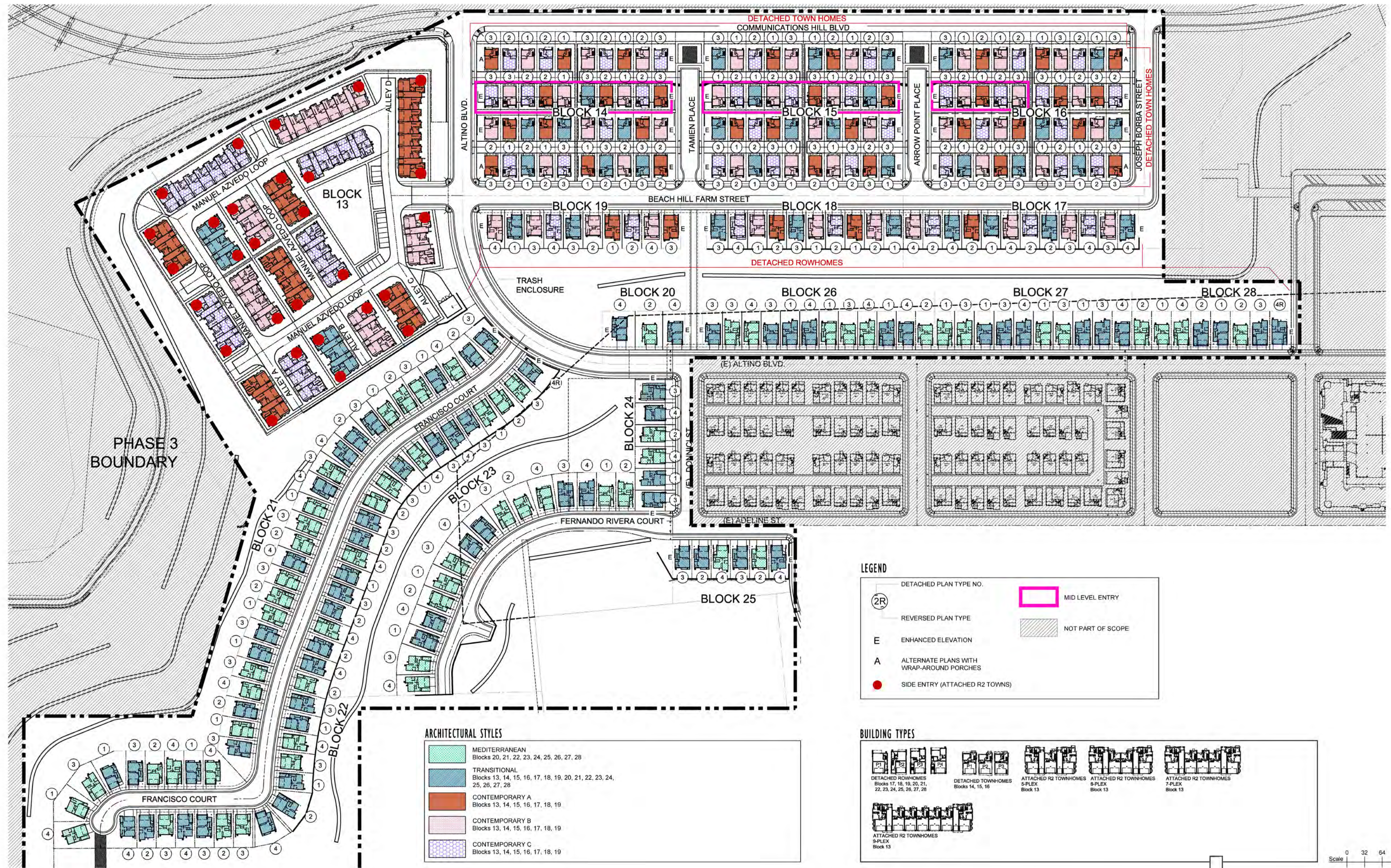
As this park is also served by a stair from the trail system and Communications Hill Boulevard up above, it is reasonable to assume that a contingent of active, exercise type uses would occur with the stair's interface.

*** New Rec Area and Street Names Pending - not formally approved by Council**

LEGEND

- ACTIVE AREA
- BUFFER ZONE
- PASSIVE AREA
- CHILDREN'S PLAY AREA
- EXERCISE AREA
- PARK CIRCULATION
- PUBLIC CIRCULATION
- POINT OF ENTRANCE
- PROHIBITIVE GRADES
- VIEW OPPORTUNITIES





PHASE 3
BOUNDARY

ARCHITECTURAL STYLES

	MEDITERRANEAN Blocks 20, 21, 22, 23, 24, 25, 26, 27, 28
	TRANSITIONAL Blocks 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28
	CONTEMPORARY A Blocks 13, 14, 15, 16, 17, 18, 19
	CONTEMPORARY B Blocks 13, 14, 15, 16, 17, 18, 19
	CONTEMPORARY C Blocks 13, 14, 15, 16, 17, 18, 19

LEGEND

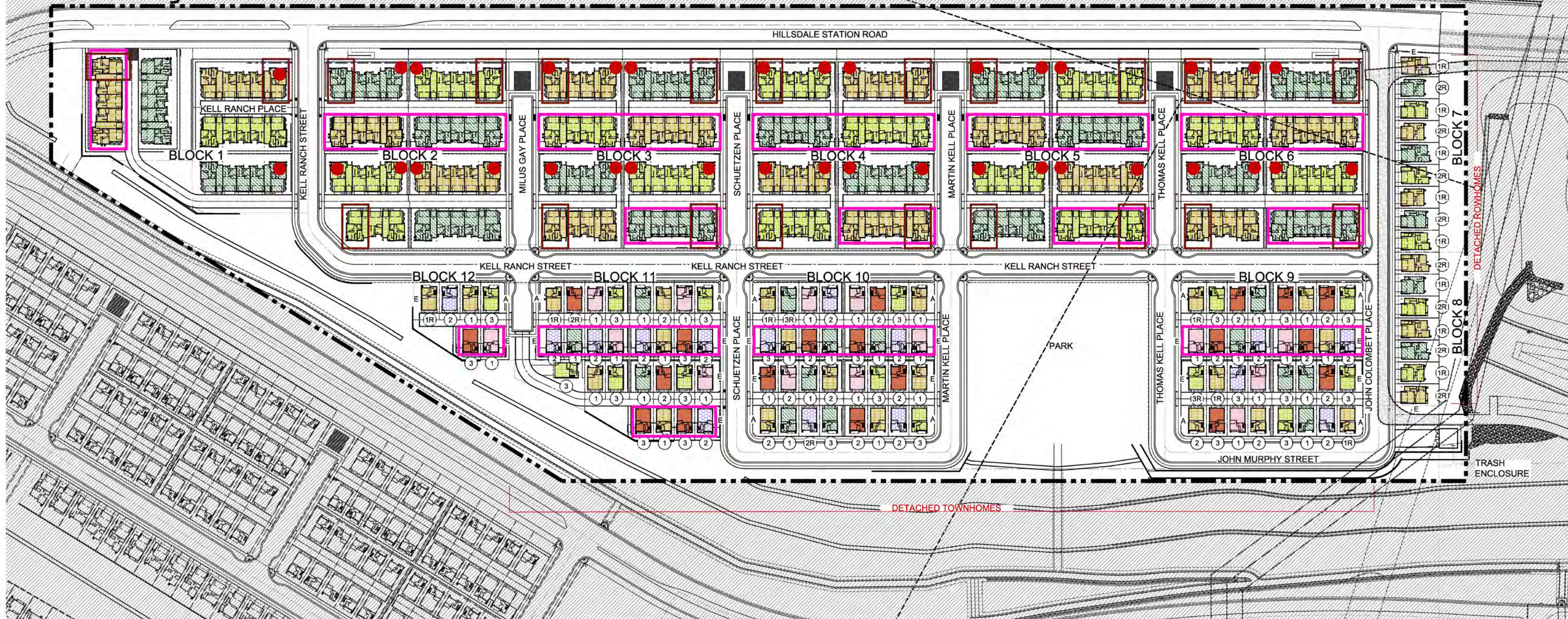
	DETACHED PLAN TYPE NO.		MID LEVEL ENTRY
	REVERSED PLAN TYPE		NOT PART OF SCOPE
	ENHANCED ELEVATION		
	ALTERNATE PLANS WITH WRAP-AROUND PORCHES		
	SIDE ENTRY (ATTACHED R2 TOWNS)		

BUILDING TYPES

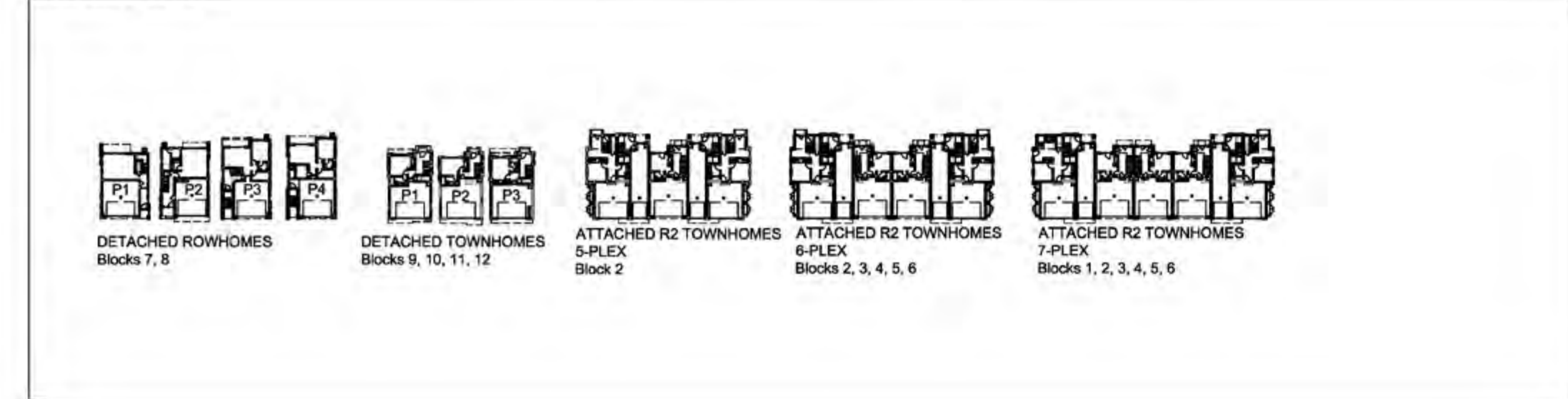
	DETACHED ROWHOMES Blocks 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28		DETACHED TOWNHOMES Blocks 14, 15, 16		ATTACHED R2 TOWNHOMES 5-PLEX Block 13		ATTACHED R2 TOWNHOMES 6-PLEX Block 13		ATTACHED R2 TOWNHOMES 7-PLEX Block 13
	ATTACHED R2 TOWNHOMES 8-PLEX Block 13								

Scale 0 32 64 128

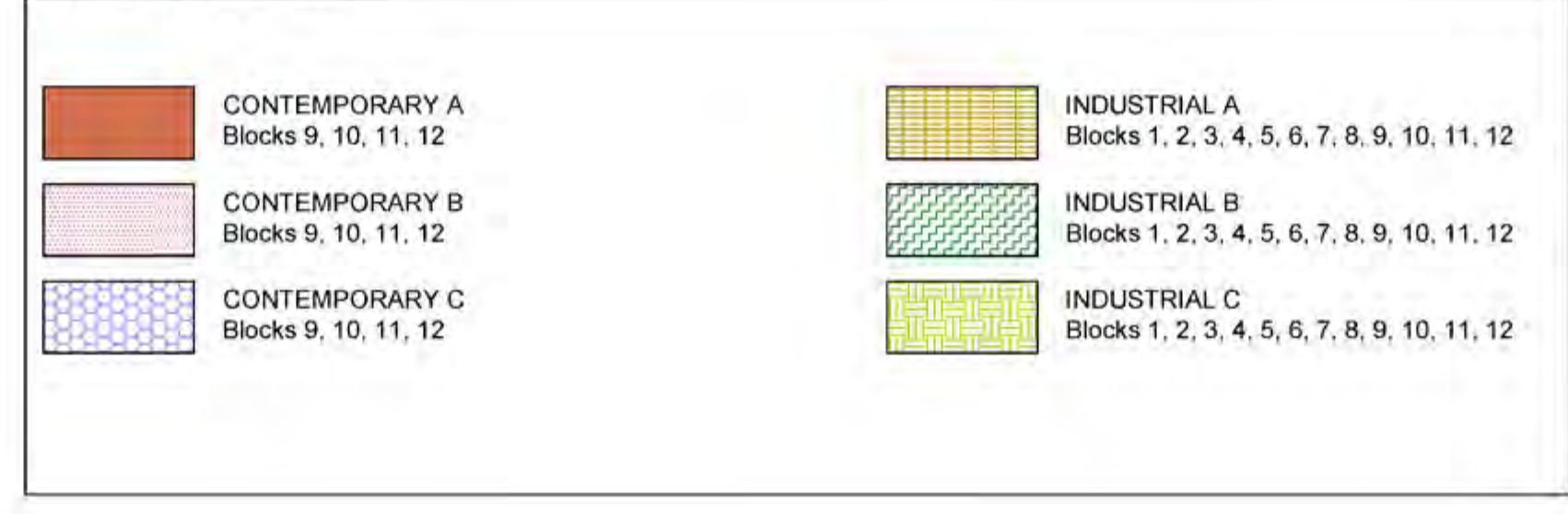
PHASE 4
BOUNDARY



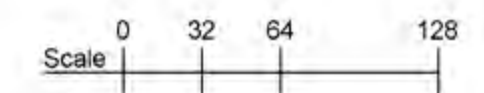
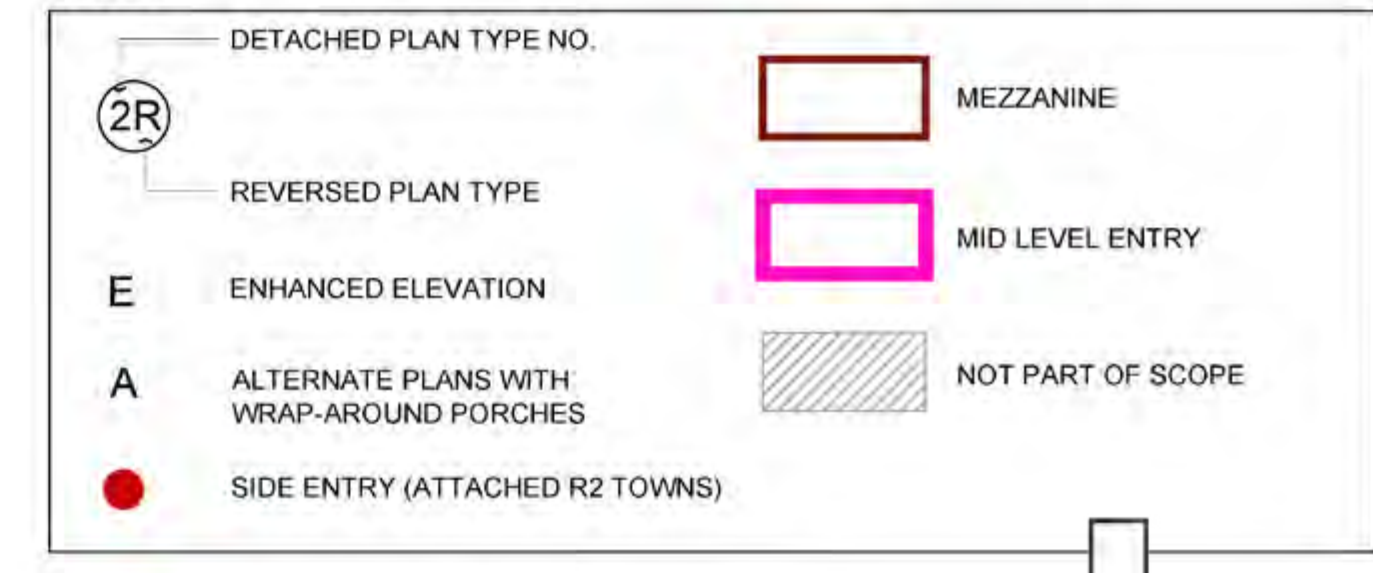
BUILDING TYPES



ARCHITECTURAL STYLES



LEGEND





TRADITIONAL MEDITERRANEAN

COMMUNICATIONS HILL
San Jose, California



TRANSITIONAL



CONTEMPORARY MODERN

COMMUNICATIONS HILL
San Jose, California



INDUSTRIAL-A IS INSPIRED BY HISTORICAL INDUSTRIAL ARCHITECTURE. IT VERTICALLY CONNECTS THE LOWER PART, MADE TO RESEMBLE AN INDUSTRIAL BRICK EDIFICE, WITH A MODERN ELEMENT ON THE TOP. THE ASSUMED ORIGINAL STRUCTURE BELOW IS COMPRISED OF STRONG AND HEAVY MATERIALS, WHILE THE MODERN ADDITION PLACED ON TOP IS MADE USING LIGHTER AND SLEEKER MATERIALS. THIS SUGGEST A MODERN ADDITION TO A LEGACY STRUCTURE.



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MATERIAL LEGEND

- | | | | |
|----|--------------------------------------------------------|----|---------------------------------|
| 1A | TPO FLAT ROOFING | 6 | DOWNWARD DIRECTED LIGHT FIXTURE |
| 1B | TPO STANDING SEAM ROOFING | 7 | METAL GUARDRAIL |
| 1C | COMPOSITION SHINGLE ROOFING | 8A | EL DORADO BRICK VENEER |
| 2 | OMEGA STUCCO 20/30 SAND FINISH | 8B | METAL PANEL FINISH |
| 3 | OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO | 9 | METAL AWNING |
| 4 | VINYL WINDOW SYSTEM | | |
| 5 | METAL SECTIONAL GARAGE DOOR | | |



PERSPECTIVE



RIGHT



FRONT



MATERIAL LEGEND

- | | | | |
|----|-------------------------------------|----|---------------------------------|
| 1A | TPO FLAT ROOFING | 6 | DOWNWARD DIRECTED LIGHT FIXTURE |
| 1B | TPO STANDING SEAM ROOFING | 7 | METAL GUARDRAIL |
| 1C | COMPOSITION SHINGLE ROOFING | 8A | EL DORADO BRICK VENEER |
| 2 | OMEGA STUCCO 20/30 SAND FINISH | 8B | METAL PANEL FINISH |
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| 4 | VINYL WINDOW SYSTEM | | |
| 5 | METAL SECTIONAL GARAGE DOOR | | |



PERSPECTIVE



RIGHT



FRONT





COMMUNICATIONS HILL
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POTENTIAL
RESTAURANT LOCATION

LOCAL SERVING
NEIGHBORHOOD RETAIL

POTENTIAL
RESTAURANT LOCATION

ACTIVATED SIDEWALKS





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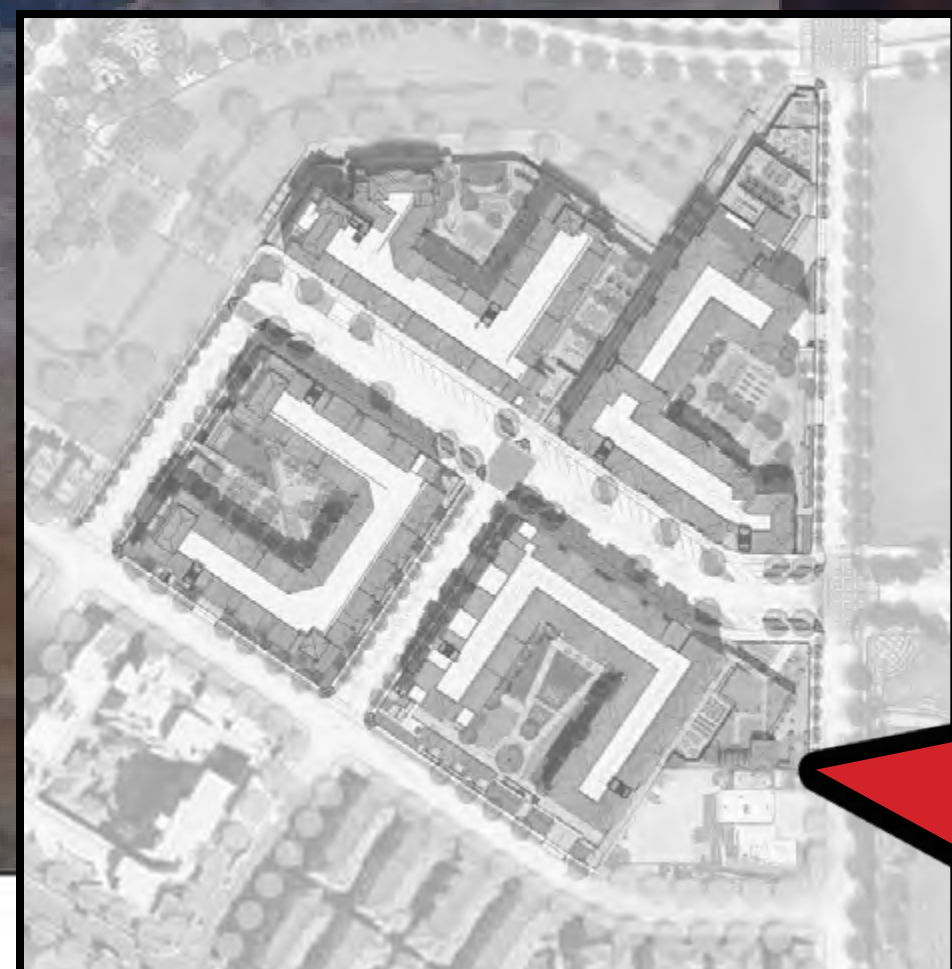


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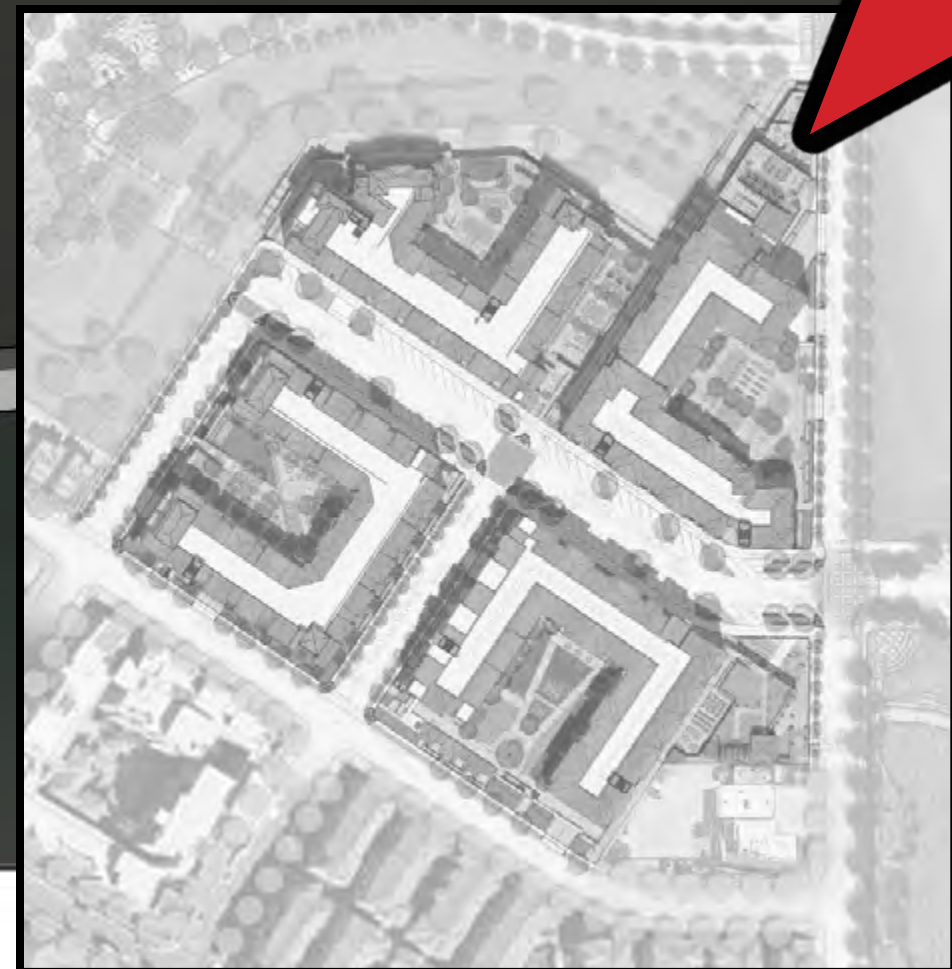
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PUBLIC ART AND PLACEMAKING

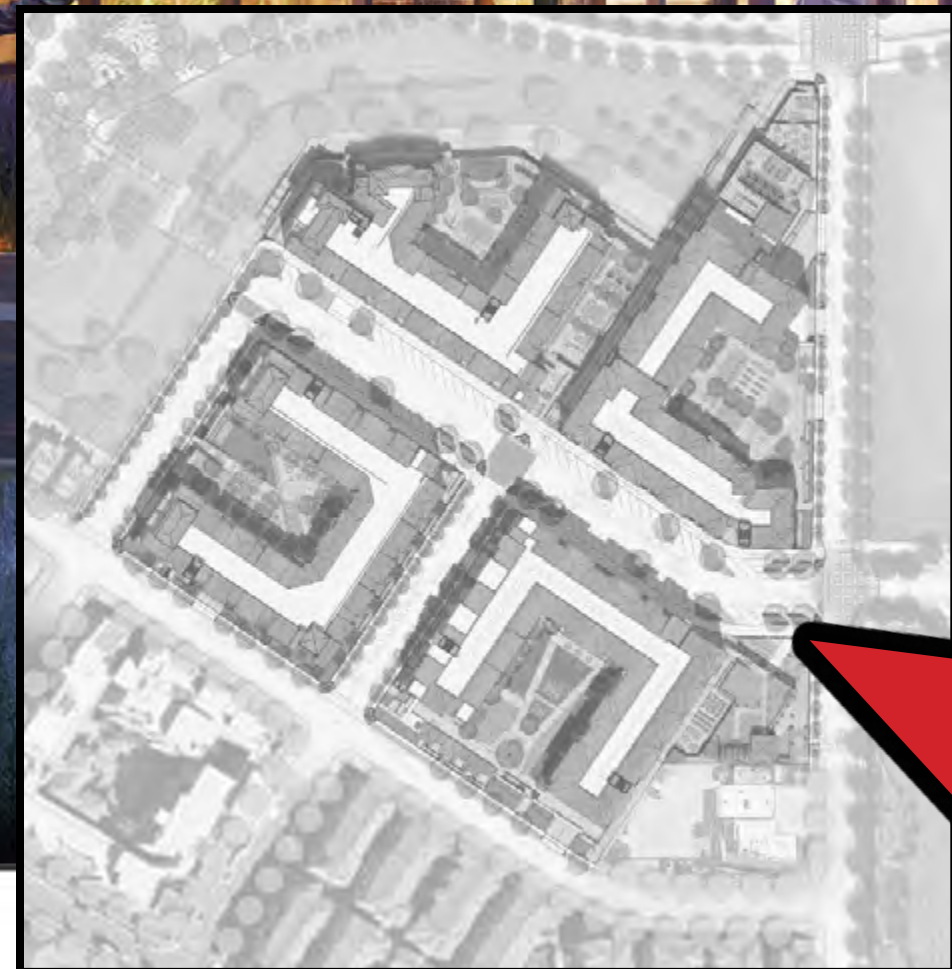




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DOWNTOWN SAN JOSE VIEWS

MT. HAMILTON VIEWS

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San Jose, California

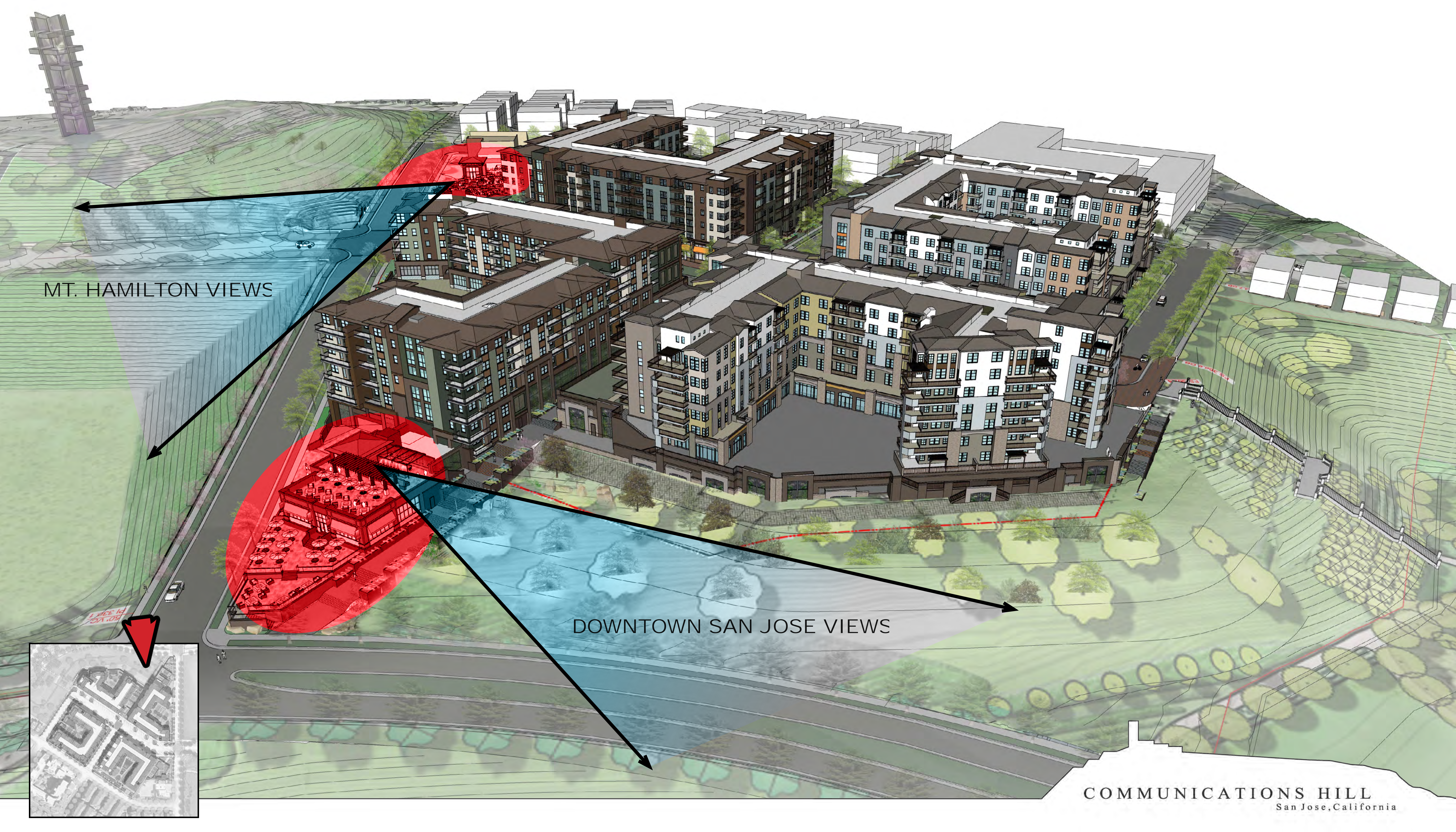
ROOFTOP DINING + VIEWS



MT. HAMILTON VIEWS

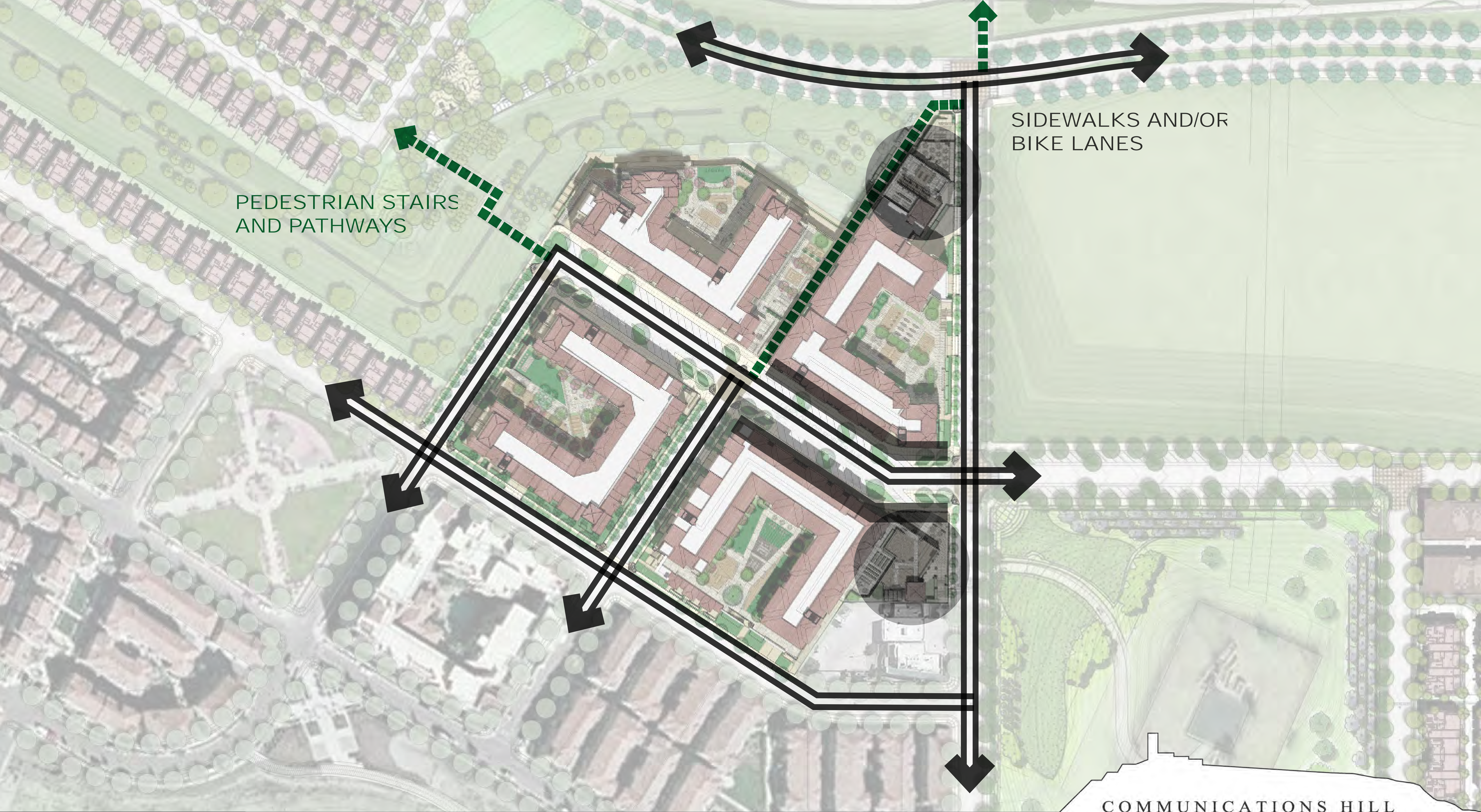
DOWNTOWN SAN JOSE VIEWS

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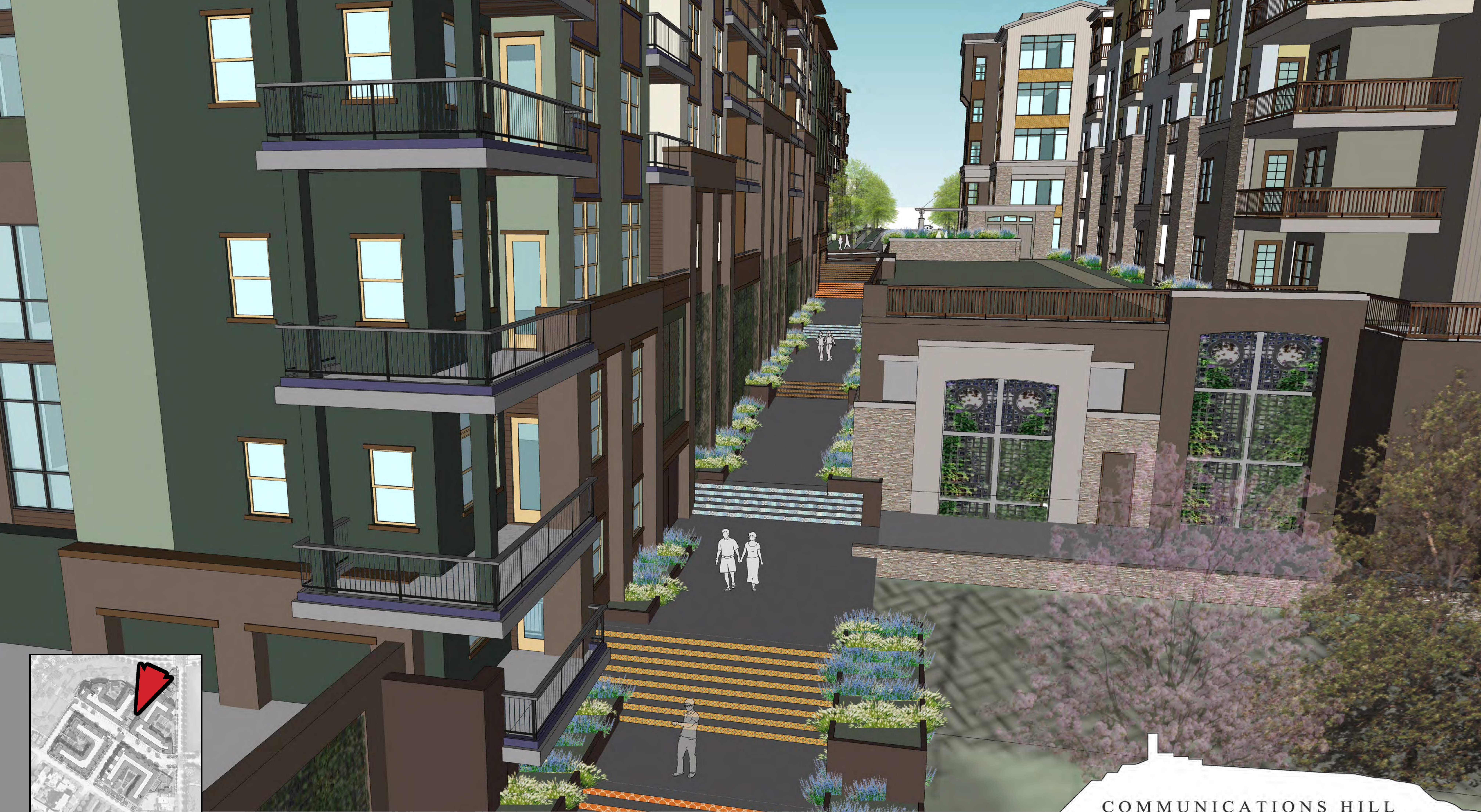


PEDESTRIAN STAIRS
AND PATHWAYS

SIDEWALKS AND/OR
BIKE LANES

MID-BLOCK CONNECTIONS





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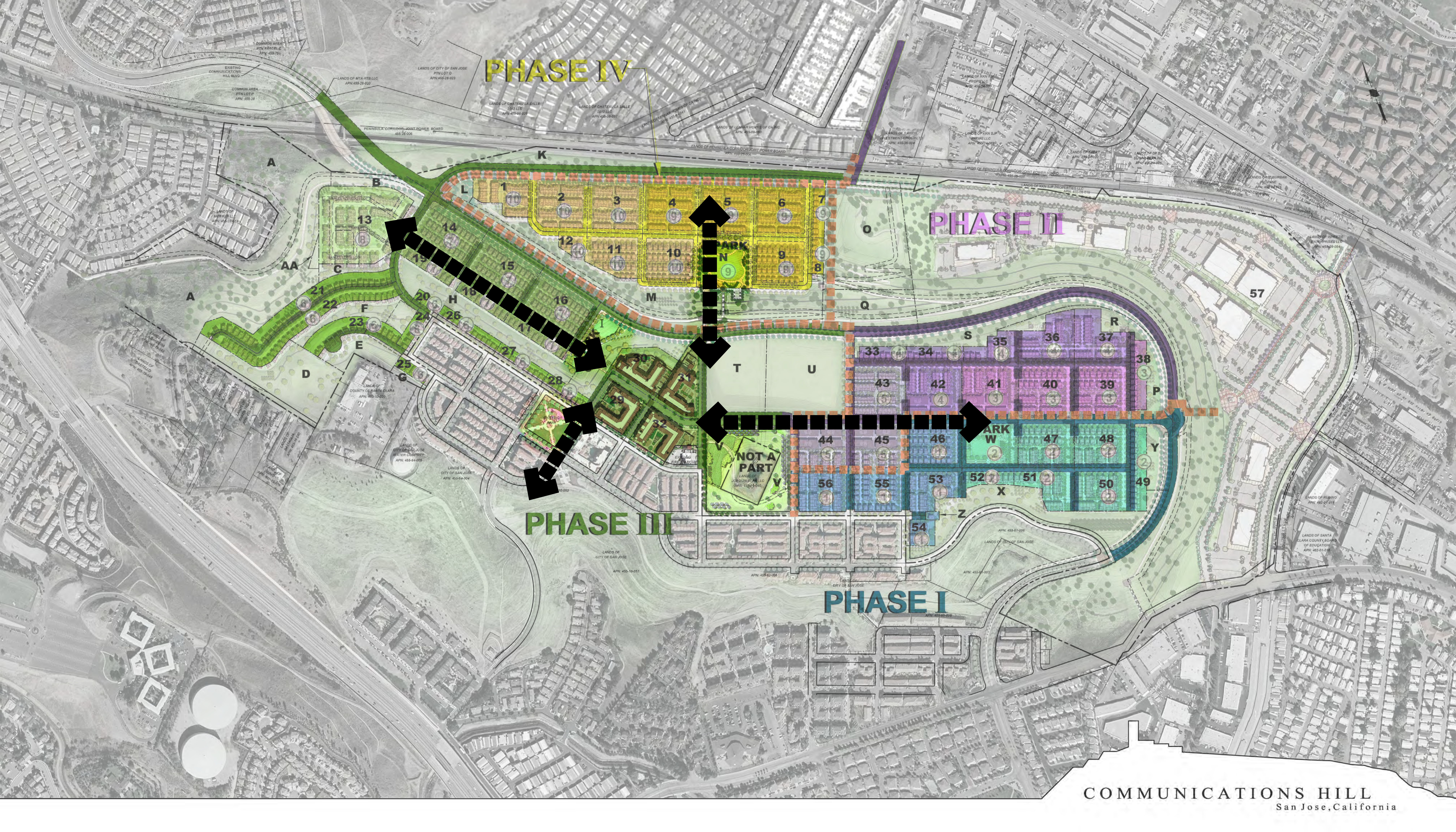
PHASE IV

PHASE II

PHASE III

PHASE I

NOT A PART







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THANK YOU



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