

# KEYSTONE MARRIOTT

495 WEST SAN CARLOS  
CITY COUNCIL HEARING

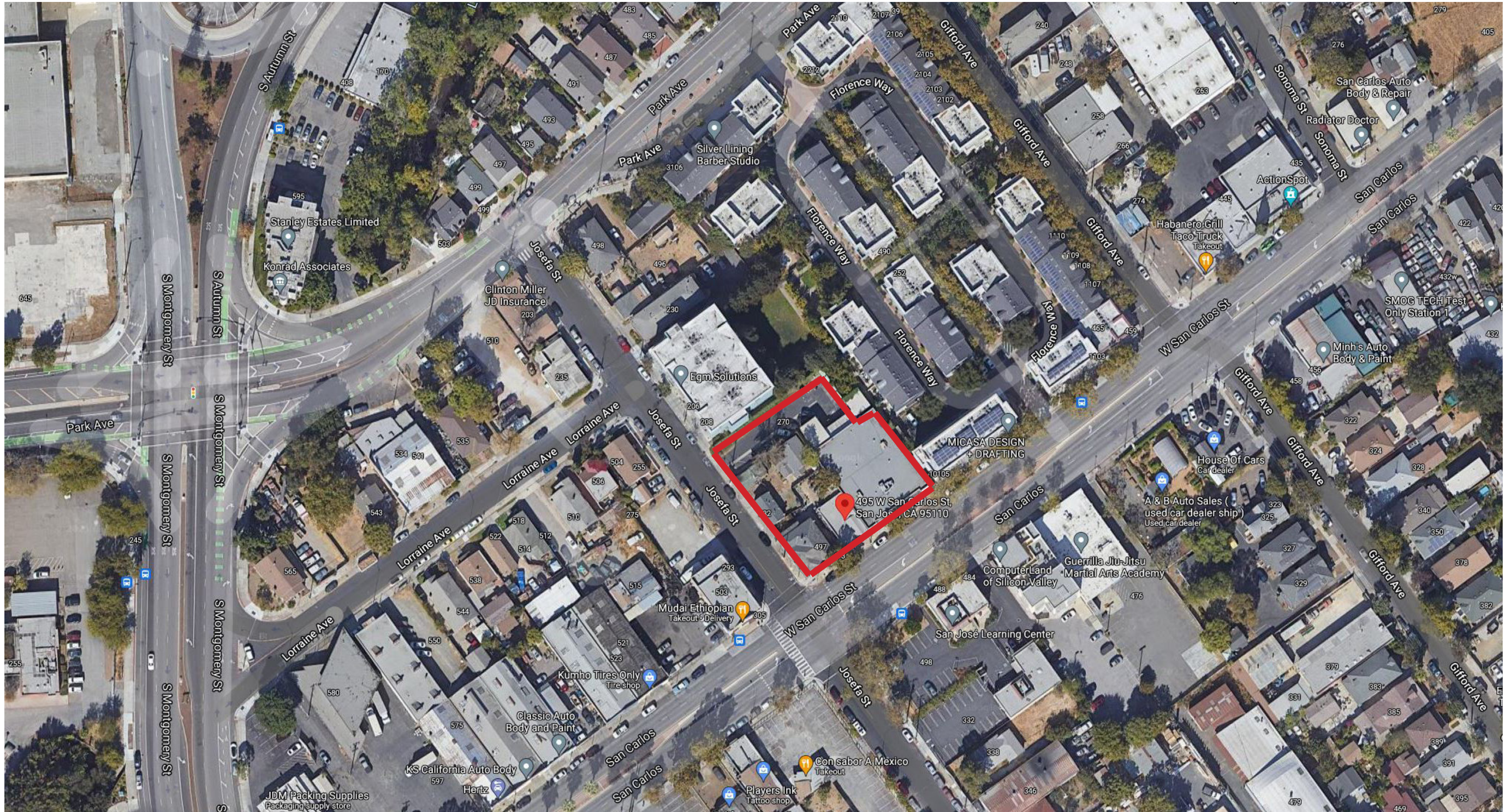




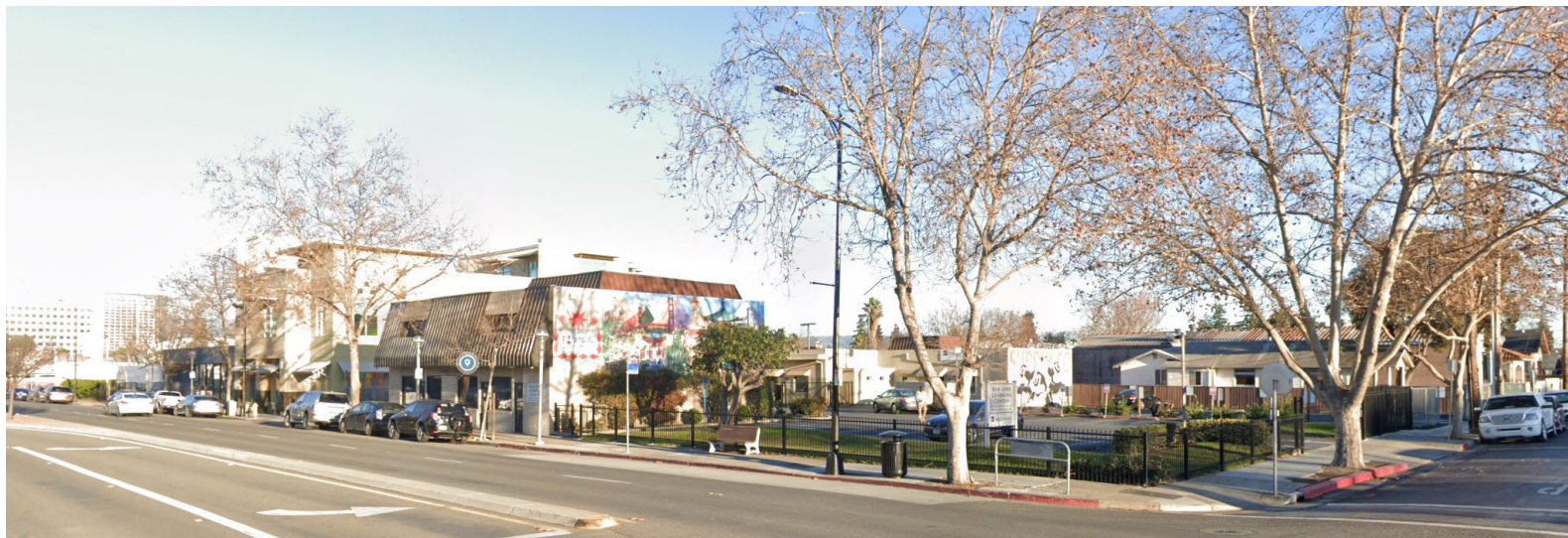


- The project executes on the vision of the General Plan and DSAP
- The project will generate over \$1.3M in TOT revenue annually once stabilized
- The project will voluntarily contribute \$55k for the construction of a signalized intersection on West San Carlos that was requested by the community
- The project will increase the existing sidewalk width from the current 9' to 15'

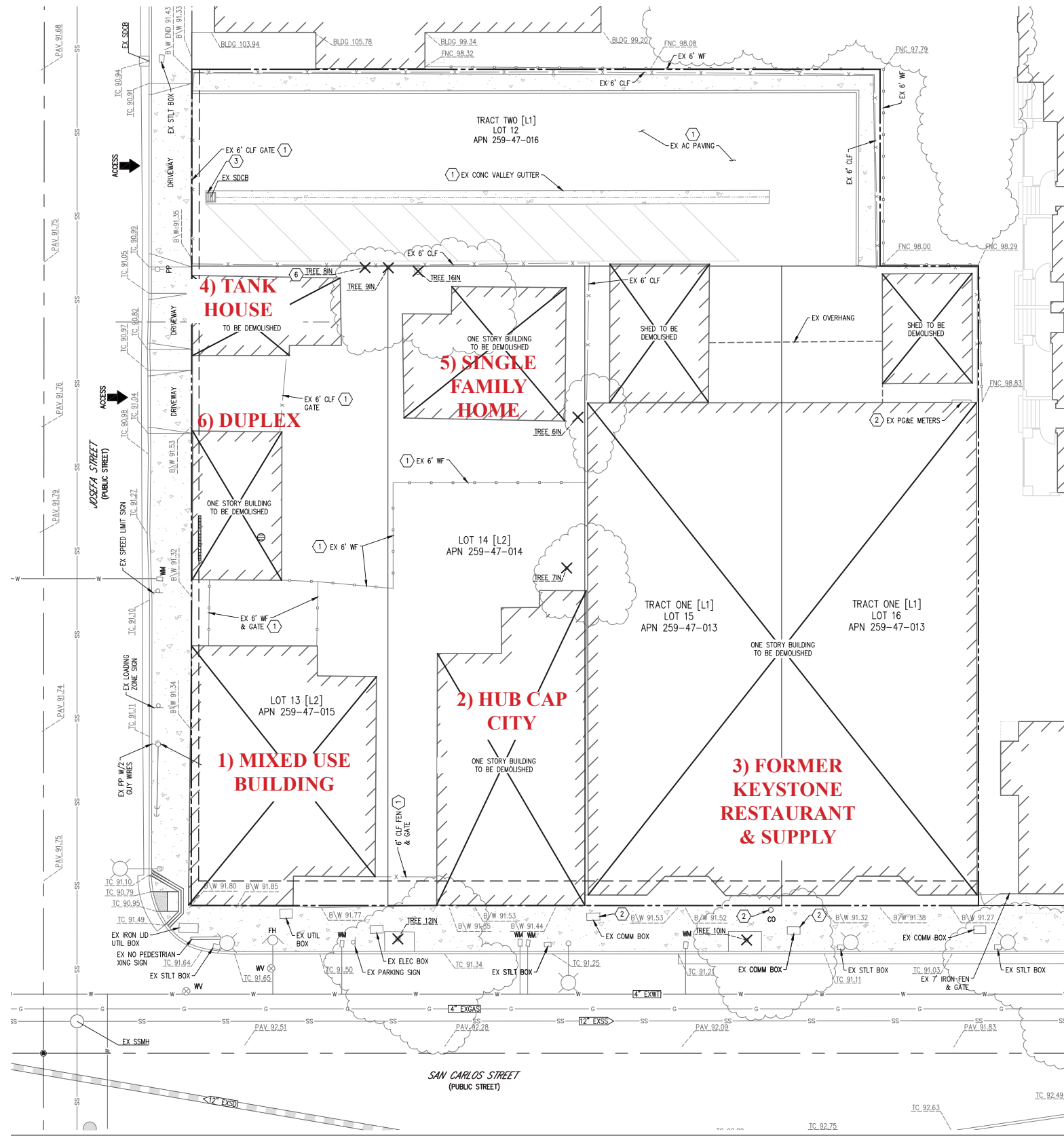












1) Mixed Use Building



2) Existing Retail Building



3) Existing Retail Building



4) Existing Tank House

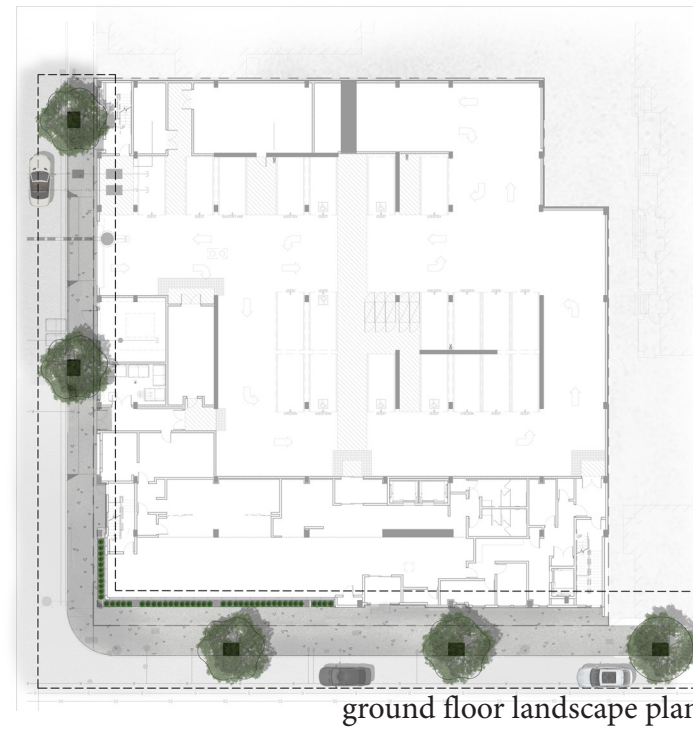
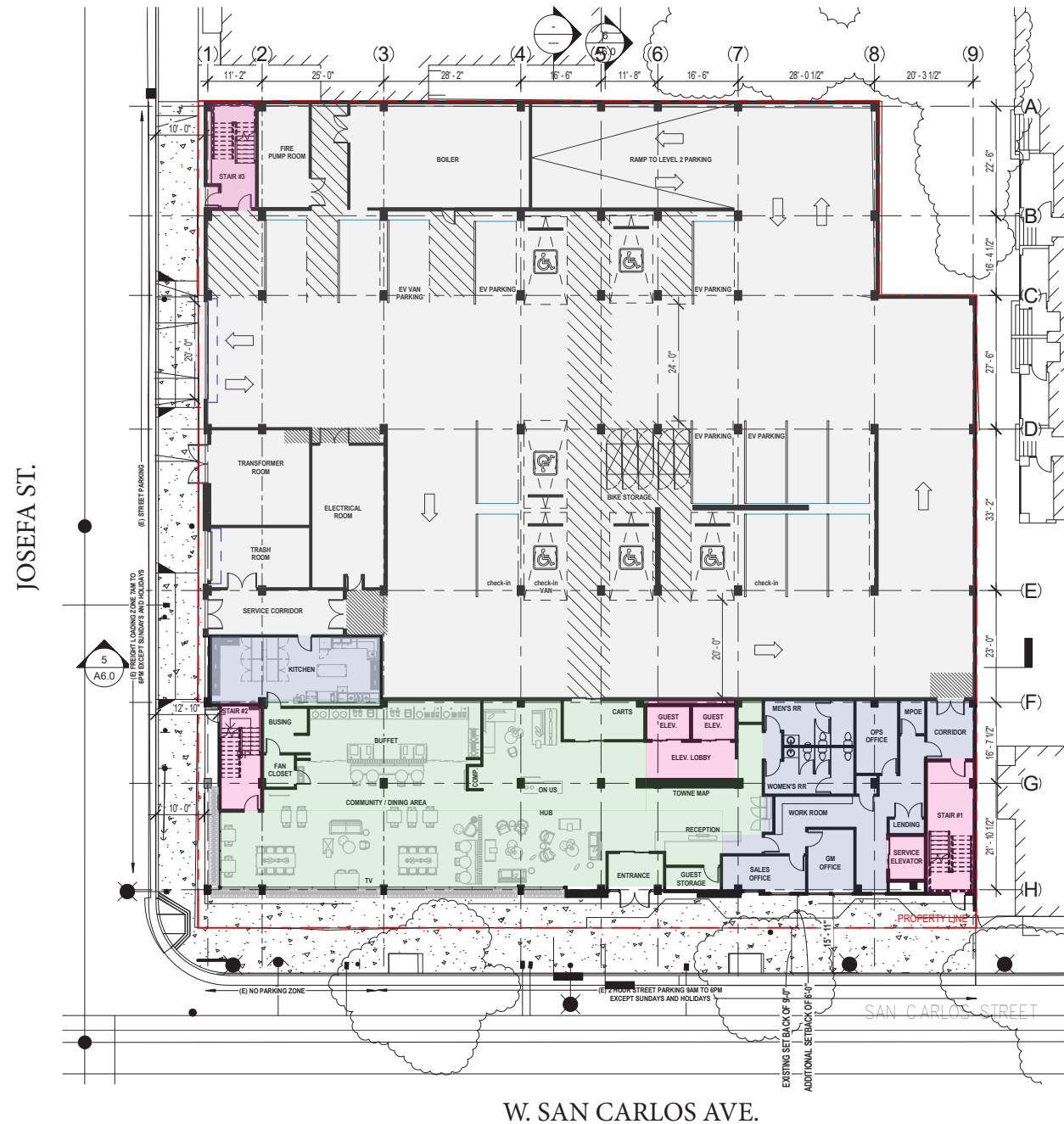


5) Existing Single Family Home



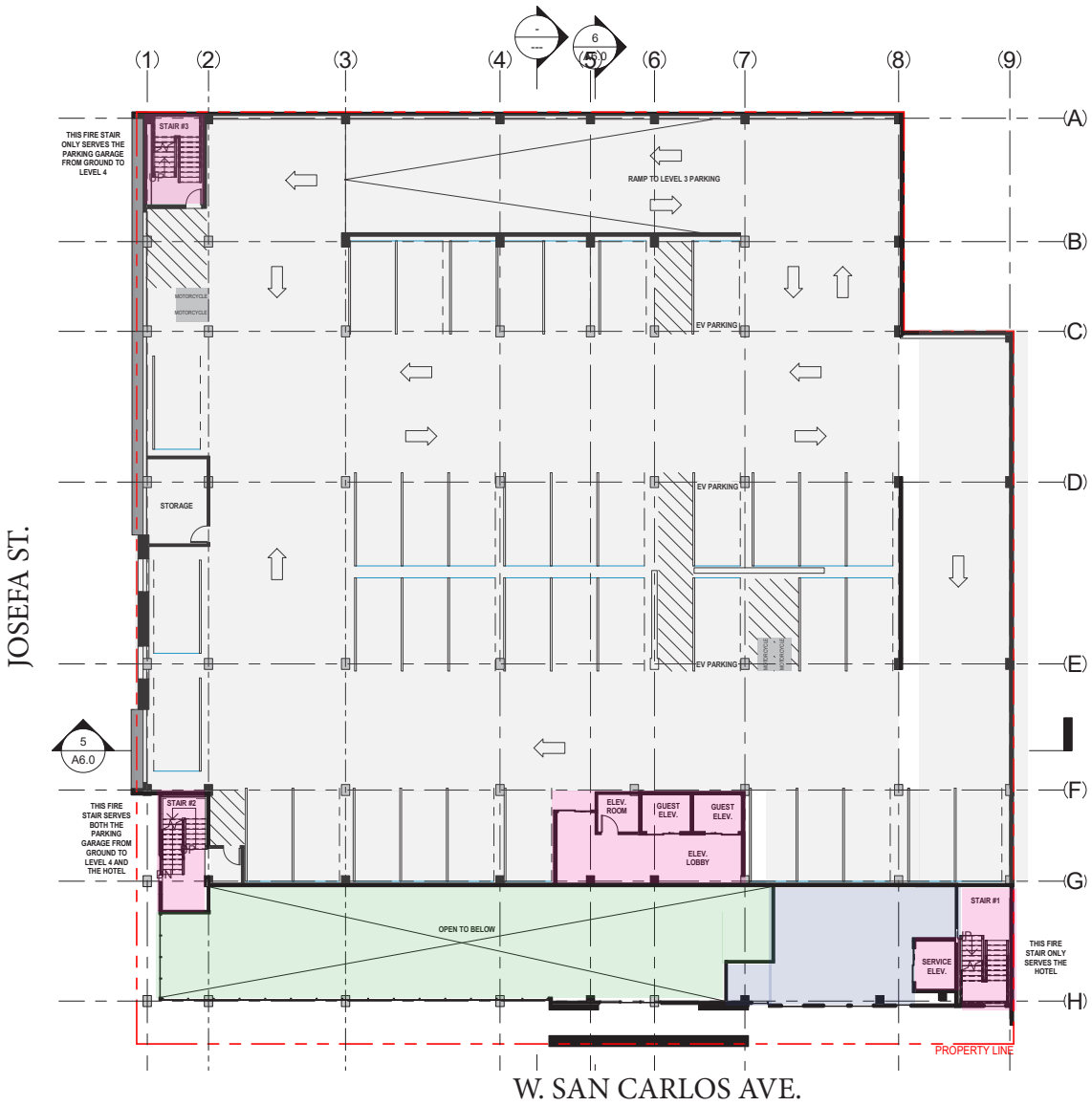
6) Existing Duplex



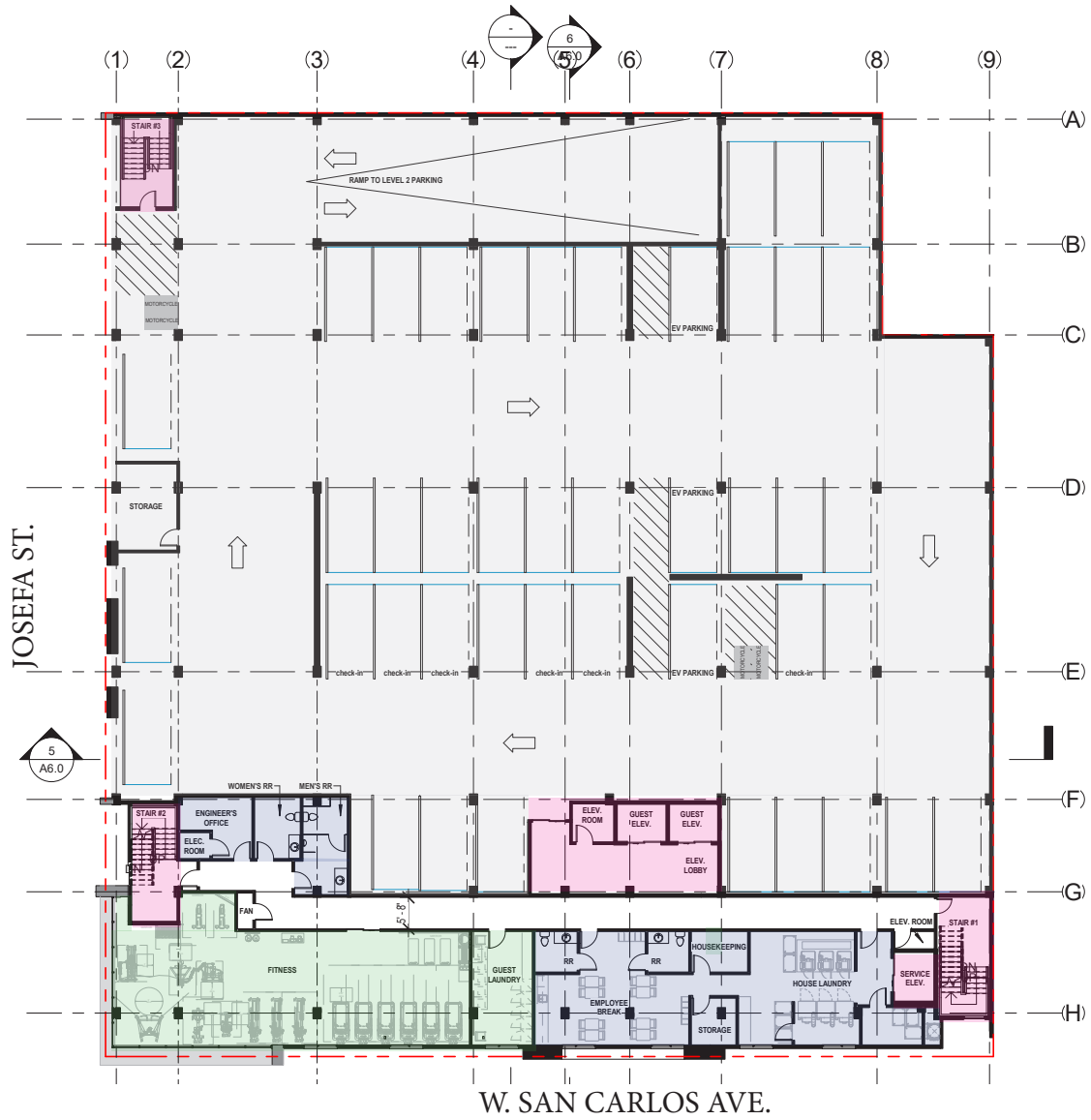




SECOND FLOOR



THIRD FLOOR



fitness room concept

LEGEND

- garage / building operation
- guest amenities
- vertical circulation
- back of house

LEVELS 2 TO 3

KEYSTONE MARRIOTT



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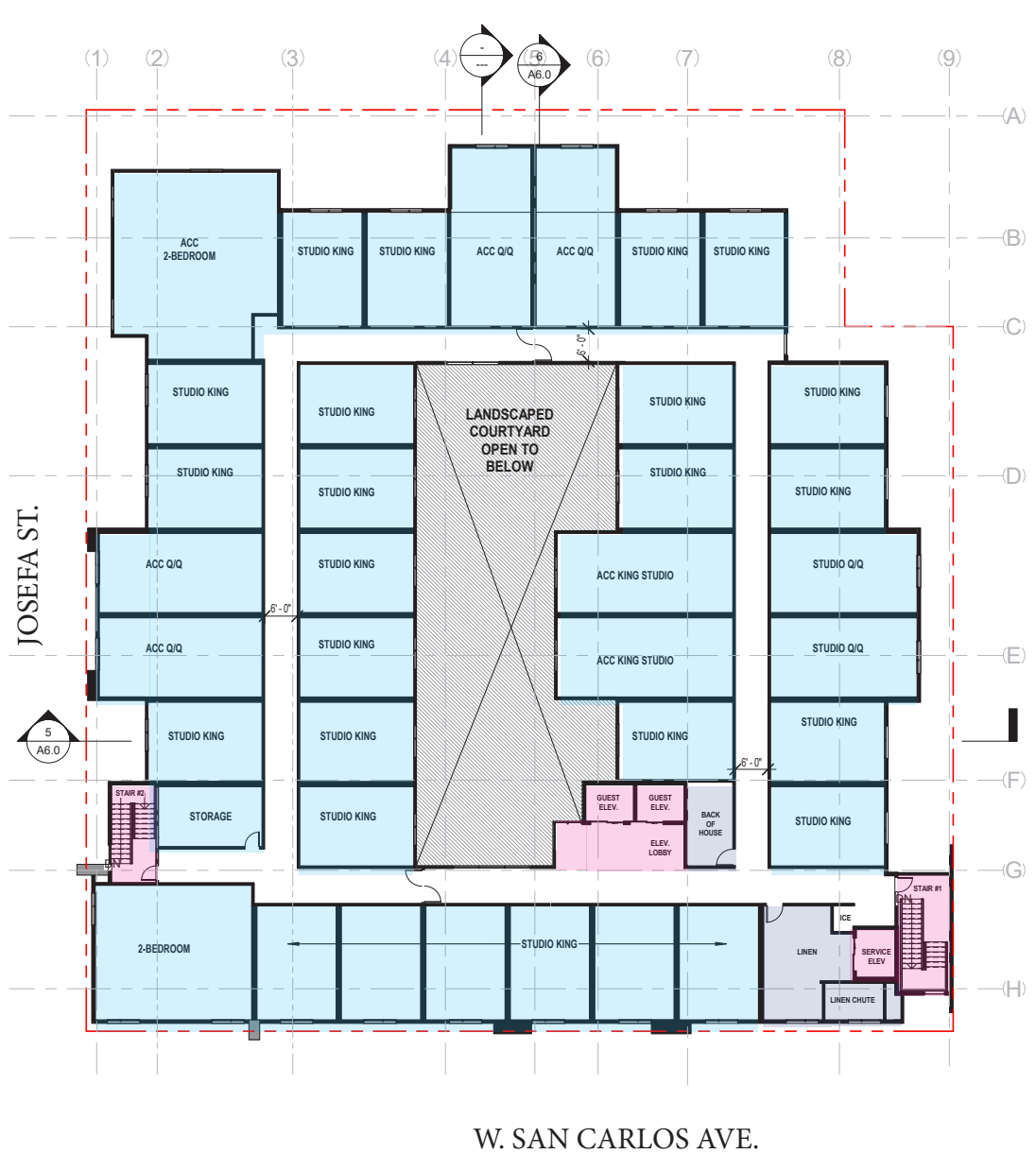
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FOURTH FLOOR



FIFTH - SEVENTH FLOOR



fourth floor courtyard and podium landscape plan

- LEGEND
- vertical circulation
  - back of house
  - suites

LEVELS 4 TO 7

KEYSTONE MARRIOTT

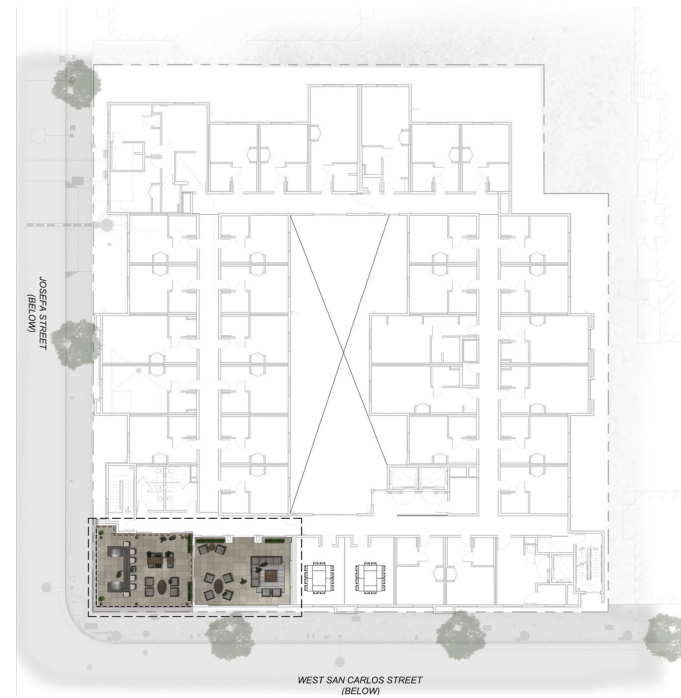


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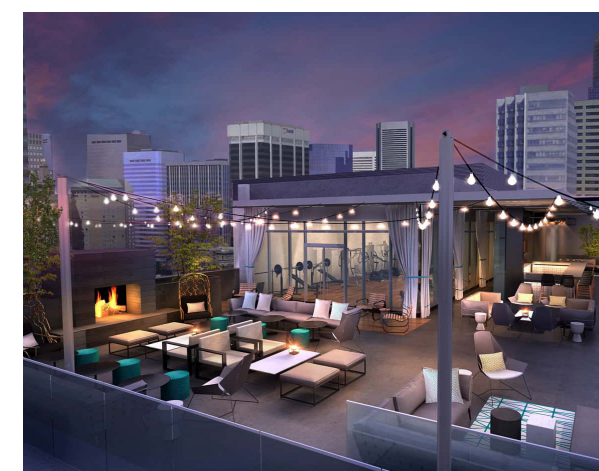








Rendered Josefa Street West Elevation



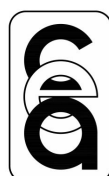
Rendered West San Carlos South Elevation

## ELEVATIONS

## KEYSTONE MARRIOTT



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BDE  
ARCHITECTURE

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# KEYSTONE MARRIOTT

495 WEST SAN CARLOS

TOM HOLT

Urban Catalyst

✉ [tholt@urbancatalyst.com](mailto:tholt@urbancatalyst.com)



Kimley»Horn



## THANK YOU

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AUGUST 24, 2021







BASIS OF BEARINGS

THE BEARING NORTH 53°50'00" EAST AS FOUND MONUMENTED ON W SAN CARLOS STREET, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORDED IN BOOK 735 OF MAPS AT PAGE 38, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

LEGEND

- R-25A R-25A (CA) YELLOW COMMERCIAL LOADING ZONE  
SEE DETAIL ON THIS SHEET
- R-25C R-25C (CA) PASSENGER LOADING ONLY 5 MINUTE  
LIMIT SIGN
- R-26 R-26 (CA) RED CURB "NO PARKING"

SIGNING AND STRIPING NOTES:

- ALL STRIPING, PAVEMENT MARKERS AND MARKINGS INSTALLATION TO BE PERFORMED BY CONTRACTOR UNLESS NOTED OTHERWISE.
- ALL STRIPING, PAVEMENT MARKERS AND MARKINGS REMOVAL TO BE PERFORMED BY THE CONTRACTOR PER THE CITY OF SAN JOSE STANDARD SPECIFICATIONS. ALL STRIPING, PAVEMENT MARKERS AND MARKINGS THAT ARE IN CONFLICT WITH THE NEW INSTALLATION MUST BE REMOVED BY THE CONTRACTOR. ALL OTHER EXISTING STRIPING, PAVEMENT MARKERS AND MARKINGS MUST BE REINSTALLED BACK TO THEIR ORIGINAL CONFIGURATION PRIOR TO COMPLETION OF WORK.
- ALL STRIPING, PAVEMENT MARKERS AND MARKINGS LAYOUT (CAT-TRACKING) AND TEMPORARY STRIPING SHALL BE DONE BY THE CONTRACTOR PRIOR PLACEMENT.
- PROJECT INSPECTOR TO NOTIFY THE DEPARTMENT OF TRANSPORTATION (GEOMETRIC DESIGN) AT (408) 535-3850 A MINIMUM OF TWO WEEKS PRIOR TO THE NEED TO ARRANGE FOR THE STRIPING, PAVEMENT MARKERS AND MARKINGS UPON COMPLETION OF LAYOUT FOR STRIPING AND MARKINGS.
- UNLESS INDICATED OTHERWISE, ALL STRIPING, PAVEMENT MARKERS AND MARKINGS, AND SIGN TYPES SHOWN ON THIS PLAN AND INSTALLATION ARE PER THE LATEST CALIFORNIA MUTCD AND CALTRANS STANDARD PLANS AND SPECIFICATIONS.
- THE WIDTH OF THE CROSSWALK SHALL BE MEASURED FROM CENTER OF STRIPING ON ONE SIDE TO CENTER OF STRIPING ON THE OTHER SIDE.
- UNLESS INDICATED OTHERWISE, NUMBER ONE LANE DIMENSIONS SHALL BE MEASURED FROM MEDIAN FACE OF CURB TO CENTER OF STRIPING WHERE MEDIAN IS PRESENT; OTHERWISE LANE DIMENSIONS SHALL BE MEASURED FROM CENTER OF STRIPING TO CENTER OF STRIPING.
- CENTER LANE DIMENSIONS SHALL BE MEASURED FROM CENTER OF STRIPING TO CENTER OF STRIPING.
- WHERE BIKE LANE IS NEXT TO FACE OF CURB, BIKE LANE DIMENSIONS SHALL BE MEASURED FROM CENTER OF STRIPING TO FACE OF CURB.
- WHERE BIKE LANE IS NOT PRESENT NEXT TO FACE OF CURB, CURB LANE DIMENSIONS SHALL BE MEASURED FROM CENTER OF STRIPING TO FACE OF CURB.
- CONTRACTOR TO REFRESH EXISTING NOTED STRIPING AS DETERMINED NECESSARY BY THE PROJECT INSPECTOR.



R-25A  
SIGNAGE DETAIL

R-32A  
SIGNAGE DETAIL

STRIPING LEGEND

1 STATE DETAIL 9 (MODIFIED)	8 STATE DETAIL 32	15 CHATTER BARS	22 BICYCLE LOOP DETECTOR SYMBOL
2 STATE DETAIL 12 (MODIFIED)	9 STATE DETAIL 37B	16 TYPE "A" MARKER	23 STATE DETAIL 39A (MODIFIED)
3 STATE DETAIL 22	10 STATE DETAIL 38	17 SOLID 12" WHITE	24 YIELD LINE
4 STATE DETAIL 23	11 STATE DETAIL 39	18 SOLID 12" YELLOW	25 GREEN PAVEMENT ENHANCEMENT
5 STATE DETAIL 25	12 STATE DETAIL 39A	19 SOLID 24" WHITE	26 RESERVED FOR FUTURE USE
6 STATE DETAIL 27B	13 STATE DETAIL 40A	20 STATE DETAIL 26	27 SOLID 24" YELLOW
7 STATE DETAIL 29	14 ARROW/MESSAGES	21 STATE DETAIL 40	28 STATE DETAIL 41



**Civil Engineering Associates**  
Civil Engineers • Planners • Surveyors

Date: 07-06-2021  
Scale:  
Designed:  
Drawn: LRN  
Checked:  
Proj. Engr: A. TURNER  
File: 19-117

REVISIONS

DESIGN BY  
DESIGN DATE  
CITY APPR.  
APPR. DATE

PLAN  
FOR THE IMPROVEMENT OF  
**W. SAN CARLOS ST. AND JOSEFA ST.  
HORIZONTAL CONTROL &  
SIGNING & STRIPING PLAN**

SAN JOSE

CALIFORNIA

PERMIT # 20 - 148456 IP  
PROJECT # 3 - 25674

PROJECT INSPECTOR: JOSE URIBE  
VOICE MAIL: (408) 795-1685

PROJECT ENGINEER

STEVEN FORSTER

DATE

DEPARTMENT OF TRANSPORTATION

FLOREN LAPUSHEA

MUNICIPAL WATER

NAME

DATE

DEPARTMENT OF TRANSPORTATION - OPS

NAME

DATE

STREETLIGHT LAYOUT

MARLON DE LEON

ELECTRICAL CIRCUITS

MARLON DE LEON

DATE

DEPARTMENT OF PUBLIC WORKS  
SAN JOSE, CALIFORNIA



APPROVED BY MATTHEW CANO  
DIRECTOR OF PUBLIC WORKS

SHEET 7 OF 12



CIVIL PLAN

KEYSTONE MARRIOTT

495 W. SAN CARLOS  
SAN JOSE | CALIFORNIA  
AUGUST 24, 2021





- Project sponsor will follow the site specific Mitigation Monitoring and Reporting Program (MMRP). The MMRP requires the following:
  - Documenting the building through photographs, videos and scans.
  - Advertising the building as available for relocation.
  - Engaging a salvage company to facilitate the reuse of historic materials.
- The project sponsor has proactively taken the following steps:
  - Reached out to potential receiver sites including: History San Jose, SJ Parks and Recreation, and others.
  - Is engaging a non-profit art organization to commission a commemorative mural within the lobby.
  - Will prominently display a historic photograph of the corner mixed-use building within the lobby.

