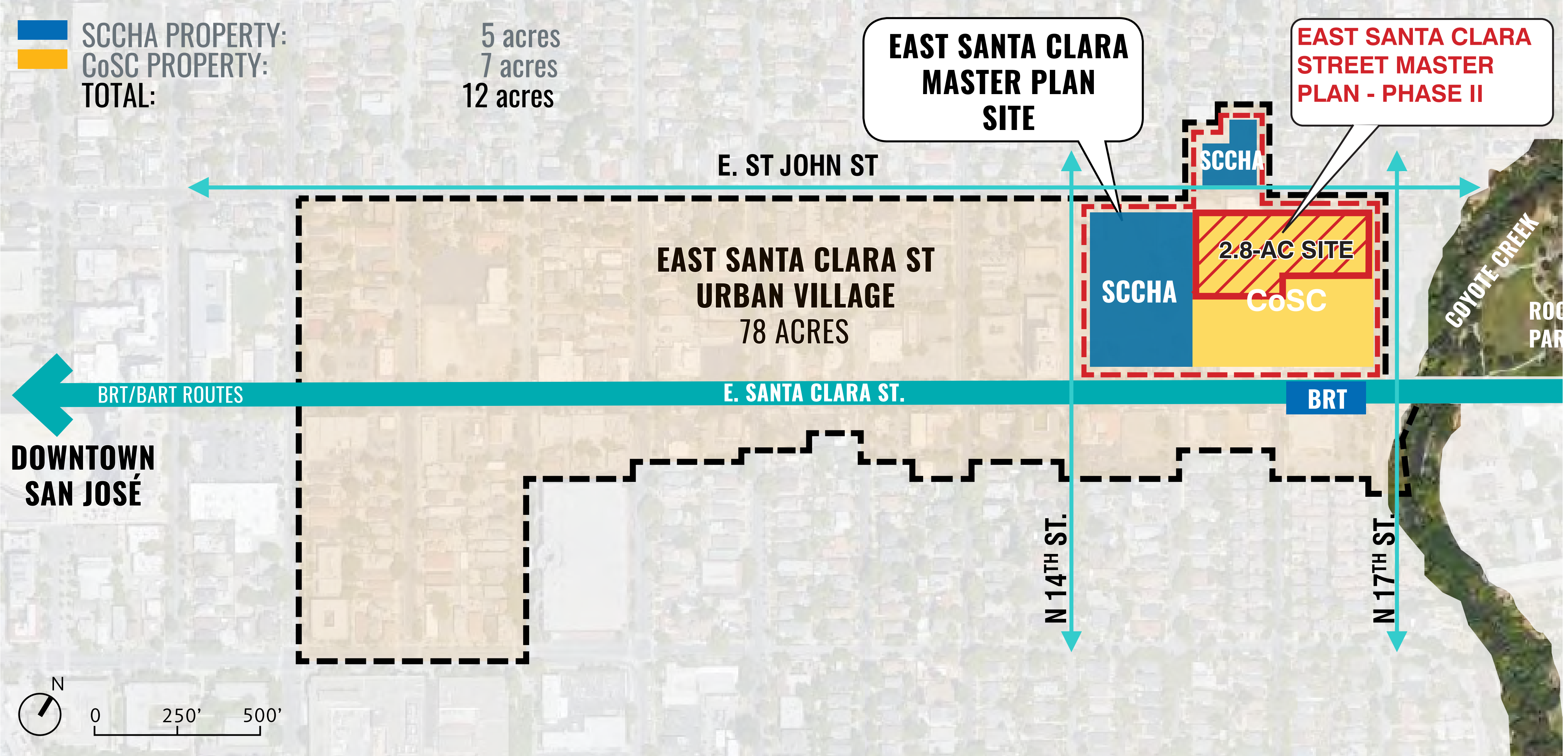


CO-CREATING

East Santa Clara Street Master Plan - Phase II



2.8-ACRE 213-UNIT AFFORDABLE HOUSING WITH PRIVATE-PUBLIC SPACE AND AMENITIES THAT BENEFIT THE COMMUNITY



Project located within East Santa Clara Street Urban Village Plan and East Santa Clara Master Plan



VIEW FROM THE NORTH

- LEGEND
- 1 AFFORDABLE LARGE FAMILY HOUSING
 - 2 SENIOR AFFORDABLE HOUSING
 - 3 AFFORDABLE FOR SALE TOWNHOMES
 - 4 BAYBERRY SENIOR HOUSING (HOUSING AUTHORITY PROJECT)
 - 5 PRIMROSE SENIOR HOUSING (HOUSING AUTHORITY PROJECT)
 - 6 ELDERBERRY FAMILY HOUSING (HOUSING AUTHORITY PROJECT)
 - 7 SAGE FAMILY HOUSING (HOUSING AUTHORITY PROJECT)
 - 8 TRILLIUM SENIOR HOUSING (HOUSING AUTHORITY PROJECT)
 - 9 HAWTHORN SENIOR APARTMENTS (HOUSING AUTHORITY PROJECT)
 - 10 VALLEY HEALTH CENTER
 - 11 SAN JOSE MEDICAL PLAZA

CO-CREATING

East Santa Clara Street Master Plan - Phase II



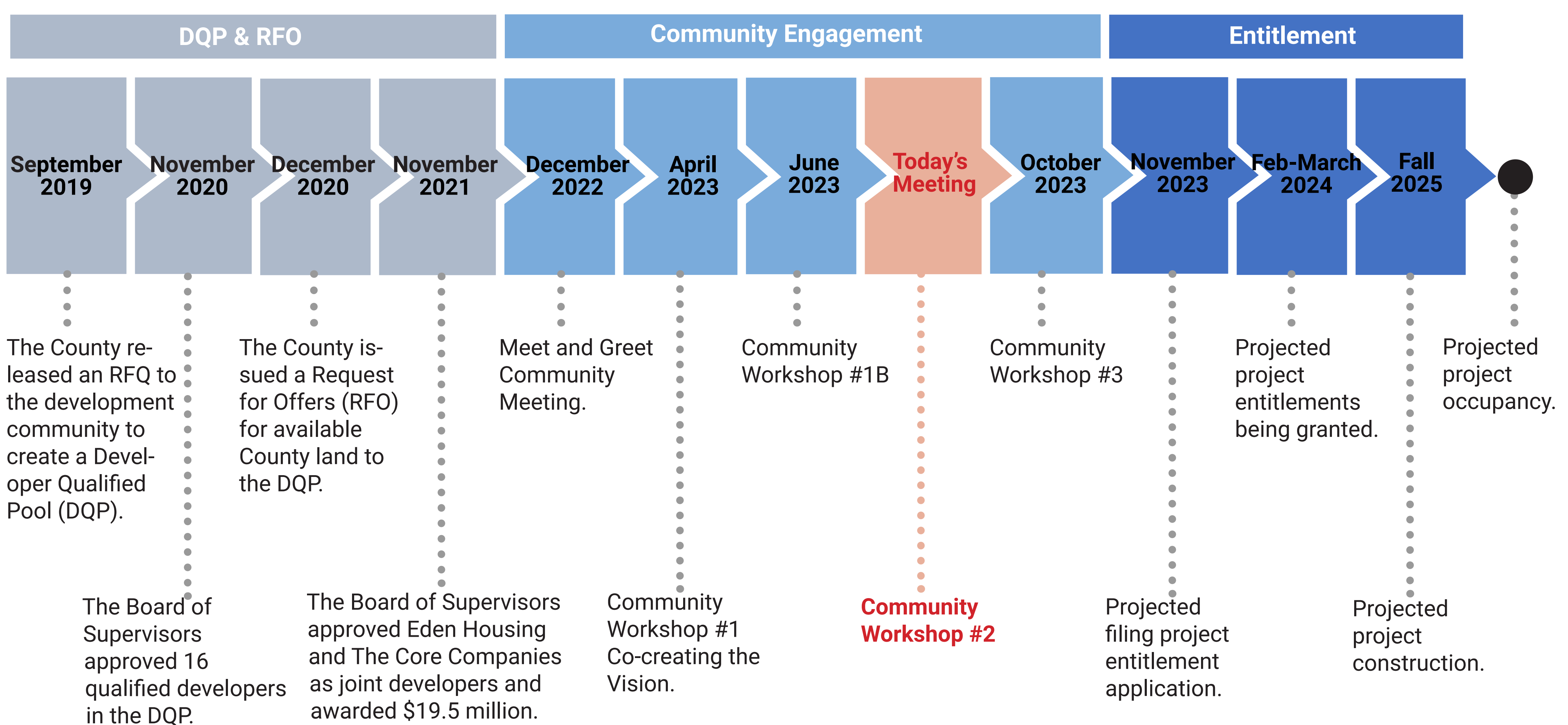
2.8-ACRE 213-UNIT AFFORDABLE HOUSING WITH PRIVATE-PUBLIC SPACE AND AMENITIES THAT BENEFIT THE COMMUNITY



VIEW FROM THE SOUTHEAST

LEGEND

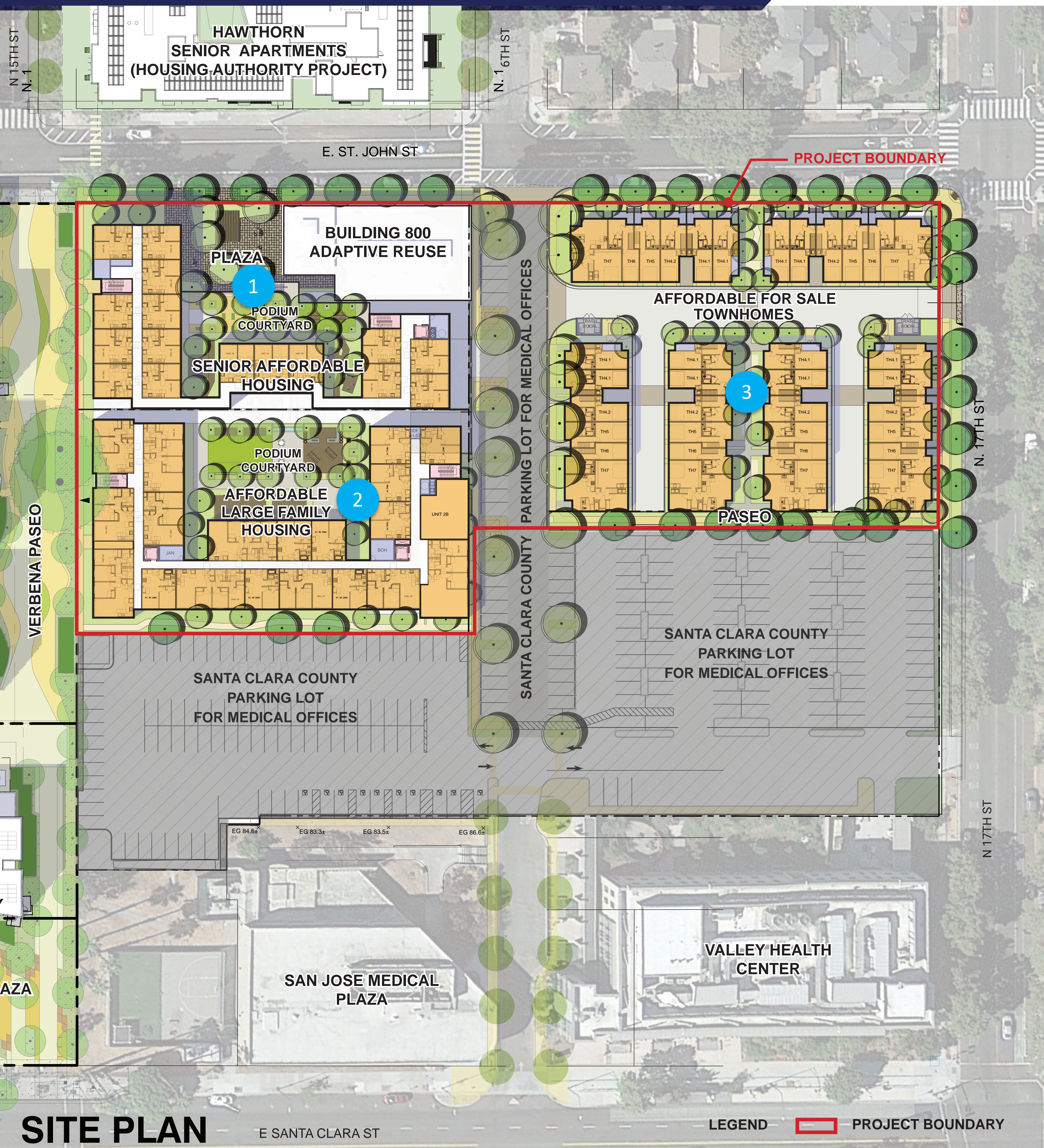
- 1 AFFORDABLE LARGE FAMILY HOUSING
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The project is currently in the **community engagement phase**. During this time, Core and Eden will be working through the concept design phase in collaboration with the Santa Clara County Office of Supportive Housing (OSH), the City of San Jose, and community stakeholders to create a quality project design that reflects the vision and goals of the community.

PROJECT TIMELINE

2.8-ACRE 213-UNIT AFFORDABLE HOUSING WITH PRIVATE-PUBLIC SPACE AND AMENITIES THAT BENEFIT THE COMMUNITY



- 1 Senior Affordable Housing + Building 800**
 - Approx. 64 affordable units
 - Adaptive reuse of existing Building 800, including
 - Approx. 3,000 SF of Community Space
 - Approx. 1,500 SF of Senior Apt Service/Management Office
 - Approx. 1,600 SF of LGBTQ Office
 - Approx. 33 parking spaces

- 2 Affordable Large-Family Housing**
 - Approx. 113 affordable units
 - Approx. 6,000 SF of amenity space
 - Approx. 115 parking spaces

- 3 Affordable For-Sale Townhomes**
 - Approx. 36 affordable units
 - Approx. 42 parking spaces

Revised Parking Lots for County Facilities

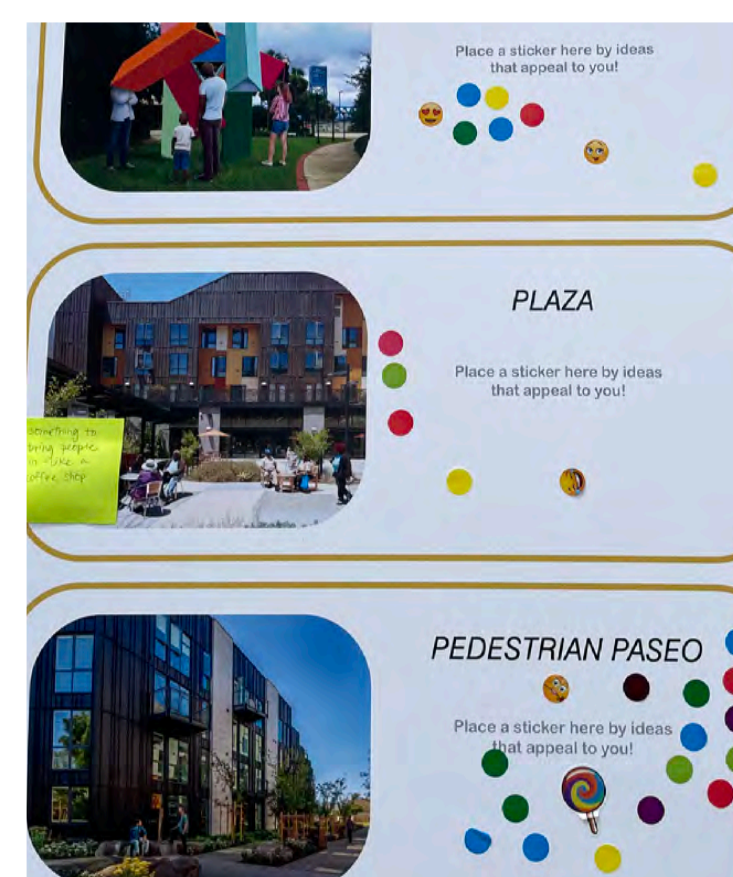
*Note: The unit numbers, parking count, and amenity square-footage is an approximation until building permits have been issued.

CO-CREATING East Santa Clara Street Master Plan - Phase III



THANK YOU FOR YOUR GREAT INPUT from April 24 and June 10, 2023 COMMUNITY MEETINGS !

Topic	Comment	Action	Reference
Building Design & Architectural Character: Townhomes	Townhome design is too modern and blocky. Need to relate more to the community.	The exterior design of the townhomes has been redesigned to mimic the surrounding neighborhood by adding pitched roofs, porches, stoops, stepping down the upper planes, and changing exterior building materials.	Boards #8, #5
Building Design & Architectural Character: Building 800	Retain all of the building 800 to ensure historic context remains.	Building 800 has been deemed to be not of historical nature and is not eligible or listed on the State or Local Historic register, therefore only the front portion of the building will be retained. The current design incorporates window elements into the front elevation of the new Senior Building at the Plaza and recreates window elements on E. St. John elevation of Building 800 to mimic photos along the previous S. 16 th Street.	Boards #6, #10
Building Design & Architectural Character: Building 800	Would like to see the space used as a theater, community auditorium, or vent venue for rent.	The interior layout of Building 800 has been redesigned to provide a gallery/community room and multi-purpose room for community events.	Boards #10, #6
Building Design & Architectural Character: Large-family housing	Large-family housing elevations emphasize too much on vertical patterns.	The elevations have been redesigned to remove excessive vertical patterns and to have a simpler massing approach with a distinguished base, middle, and top. Further approaches to help break down the massing and to tie the buildings together are the introductions of varying roof lines, addition of Juliet balconies, and the use of neighboring material and colors.	Board #7
Building Design & Architectural Character: General	Reflect the surrounding area - Integrate architectural themes and features that are representative of the surrounding area	The exterior design of the townhomes has been redesigned with elements that are compatible to the surrounding neighborhood by adding pitched roofs, front porches, stoops, balconies, and the change of exterior building materials. The unique architectural language from the existing Building 800 (ca. 1928 addition) has also been incorporated to the elevation facing 16 th street and the plaza at the senior housing building.	Boards #5 to #8
Building Design & Architectural Character: General	Embrace modern design – Embrace a modern architectural style that features clean lines.	A modern architectural style is retained for both the senior and large-family housing. Both buildings have been redesigned to have simpler massing, window patterns, roof lines, which contributes to the idea of having a clean modern design.	Boards #5 to #7
Building Design & Architectural Character: General	Encourage architectural variety – Encourage a mix of compatible and complementary architectural styles and materials for each building to increase visual interest.	A variety of complementary designs are applied among the townhomes, senior housing, and large-family housing, while achieving compatibility with the use of similar colors, materials, and architectural elements.	Boards #5 to #8
Building Design & Architectural Character: General	Many participants preferred a contemporary design for the project.	A modern architectural style is retained for both the senior and large-family housing. Both buildings have been redesigned to have simpler massing, window patterns, roof lines, which contributes to the idea of having a clean modern design.	Boards #5 to #7
Building Design & Architectural Character: General	Some participants indicated that they would like the project to not look like every other new construction project in the area. They would also like building design to vary within the project. Would like to see architecture and building design that is timeless and highlights the heritage of the valley	The exterior design of the townhomes has been redesigned with elements that are compatible to the surrounding neighborhood by adding pitched roofs, front porches, stoops, balconies, and the change of exterior building materials. The unique architectural language from the existing Building 800 (ca. 1928 addition) has also been incorporated to the elevation facing 16 th street and the plaza at the senior housing building to achieve a timeless building design yet highlights the heritage of the valley.	Boards #5 to #8
Building Design & Architectural Character: General	How will the architecture relate to the surrounding existing housing?	The exterior design of the townhomes has been redesigned to mimic the surrounding neighborhood by adding pitched roofs, porches, stoops, stepping down the upper planes, and changing exterior building materials.	Boards #8, #5
Building Design & Architectural Character: Townhomes	Incorporate pitched roofs into the project design.	Pitched roofs have been added to the redesign of the townhomes.	Boards #8, #5
Building Design & Architectural Character: General	Would like to see a community center on site for neighborhood groups to use.	The interior layout of Building 800 has been redesigned to provide a gallery/community room and multi-purpose room for community events.	Boards #5, #6, #10
Building Design & Architectural Character: General	Incorporate natural materials and colors	The building elevations have been redesigned with a rich combination of wood-like tones and warm colors.	Boards #5 to #8
Building Design & Architectural Character: General	Provide a mix of design features – Provide design features like overhangs, archways, trellises, and porches.	The exterior design of the townhomes has been redesigned to have a mix of design features with the use of pitched roofs, front porches, stoops, trellises, and overhangs.	Boards #8, #5
Building Design & Architectural Character: General	Porches and bay windows were the most preferred architectural elements to be incorporated into the project. Some participants also indicated that they would like to see a welcoming lobby and trellis(es) or other shade structure(s).	The exterior design of the townhomes has been redesigned to have a mix of design features with the use of pitched roofs, front porches, stoops, trellises, and overhangs. Both the senior housing and large family housing have been redesigned with the addition of Juliet balconies, public art, amendment of windows patterns, and incorporating other architectural elements at building corner. Lobbies are also located on the ground floor to engage the street, and canopies are used to further enhance the area.	Boards #8, #5
Building Design & Architectural Character: General	some participants selected dark fiber cement panel, vinyl windows, and metal features such as a metal canopy and storefront.	The colors and materials have been redesigned throughout the project, and the lobby on the ground floor is equipped with a storefront window and a metal canopy at the entry.	Boards #5 to #8
Placemaking & Landscape design: General	Embrace agricultural heritage and local culture	The agricultural heritage has been addressed with the proposal of native, drought tolerant, pollinator plants, and an educational landscape (QR code plant tags) is proposed to learn about the plant species and history.	Boards #9, #10
Placemaking & Landscape design: Program	Provide community spaces and amenities	The plaza at the senior housing and building 800 has been redesigned to integrate with the updated ground floor program and use, including gallery/community room, multi-purpose room, and LGBTQ office.	Boards #9, #10
Placemaking & Landscape design: Connectivity	Encourage walkability and engaging design. Allow neighbors to walk through areas. Beautiful landscaping to encourage bike and pedestrian accessibility.	The 16 th Street streetscape has been redesigned with better pedestrian sidewalk, streetscape, and parking, providing better pedestrian connections to surrounding streets and paseos.	Boards #9, #10, #11
Placemaking & Landscape design: Operation	Promote safety and inclusion	A proposal for site lighting and streamlined vehicular/pedestrian access has been added to promote safety and inclusion.	Boards #9, #10, #11
Placemaking & Landscape design: General	strong preference for landscaping, public art, and pedestrian paseo	A paseo has been proposed to be activated by pedestrians, and public art would be provided in the plaza or plaza entry.	Boards #9, #10
Placemaking & Landscape design: Program	to incorporate a feature that will bring people into the area, such as a coffee kiosk	A temporary Kiosk would be considered for certain events at Plaza next to Building 800.	Boards #9, #10
Placemaking & Landscape design: General	How can we incorporate regional culture and history in landscape and open space?	Only native, regionally appropriate, drought tolerant, and pollinator species shall be proposed. An educational landscape (QR code plant tags) is used to learn about the plant species and history.	Boards #9, #10
Placemaking & Landscape design: Program, General	Would like to see public art, native plants, community gardens, and open space to serve the community.	A native, regionally appropriate, drought tolerant, pollinator species shall be proposed. A plaza by Building 800 will provide community event use, along with the gallery/community room, multi-purpose room within Building 800. A dog run is added to the paseo next to the Townhomes.	Boards #9, #10
Placemaking & Landscape design: Program, General	Incorporate edible landscaping	A community garden is added to the courtyard at the senior housing. BBQ and seating areas are strategically located in the courtyard for farm to table opportunities.	Boards #9, #10
Placemaking & Landscape design: Program, General	Provide green space, native plants, bird-friendly windows, community gardens, and farmer's markets.	A native, regionally appropriate, drought tolerant, pollinator species shall be proposed. An educational landscape (QR code plant tags) is proposed to learn about the plant species and history. A community garden is added to the courtyard at the senior housing.	Boards #9, #10
Placemaking & Landscape design: Program	Provide playground for families.	Play areas are provided in the apartment's courtyard.	Boards #9, #10



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East Santa Clara Street Master Plan - Phase II

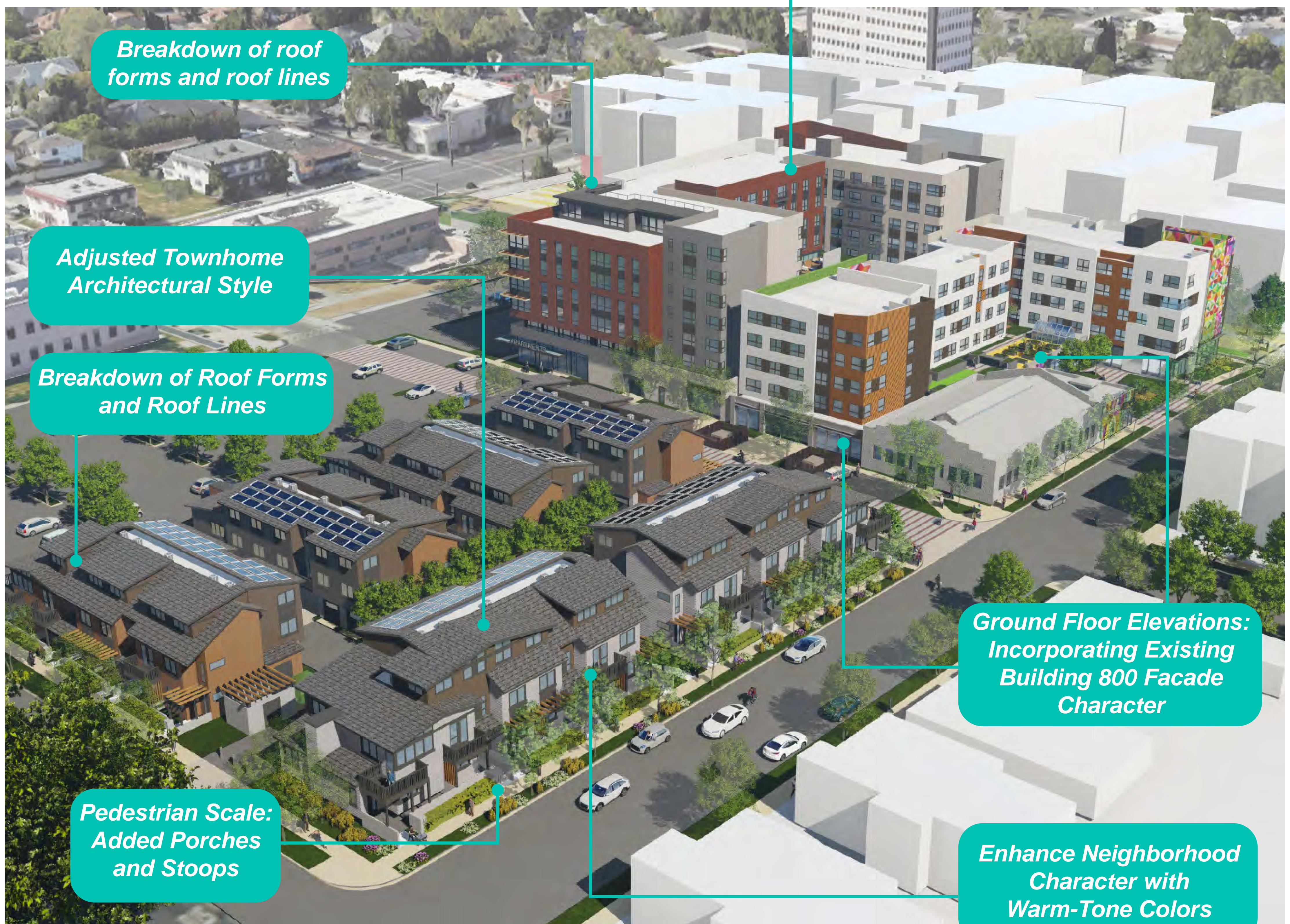


DESIGN EVOLUTION



PREVIOUS DESIGN

June 10, 2023 Community Workshop #1B



CURRENT DESIGN

September 9, 2023 Community Workshop #2

CO-CREATING

East Santa Clara Street Master Plan - Phase II



DESIGN EVOLUTION



PREVIOUS DESIGN

June 10, 2023 Community Workshop #1B



CURRENT DESIGN

September 9, 2023 Community Workshop #2

CO-CREATING

East Santa Clara Street Master Plan - Phase II



DESIGN EVOLUTION



PREVIOUS DESIGN

June 10, 2023 Community Workshop #1B



CURRENT DESIGN

September 9, 2023 Community Workshop #2

CO-CREATING East Santa Clara Street Master Plan - Phase II



DESIGN EVOLUTION



PREVIOUS DESIGN

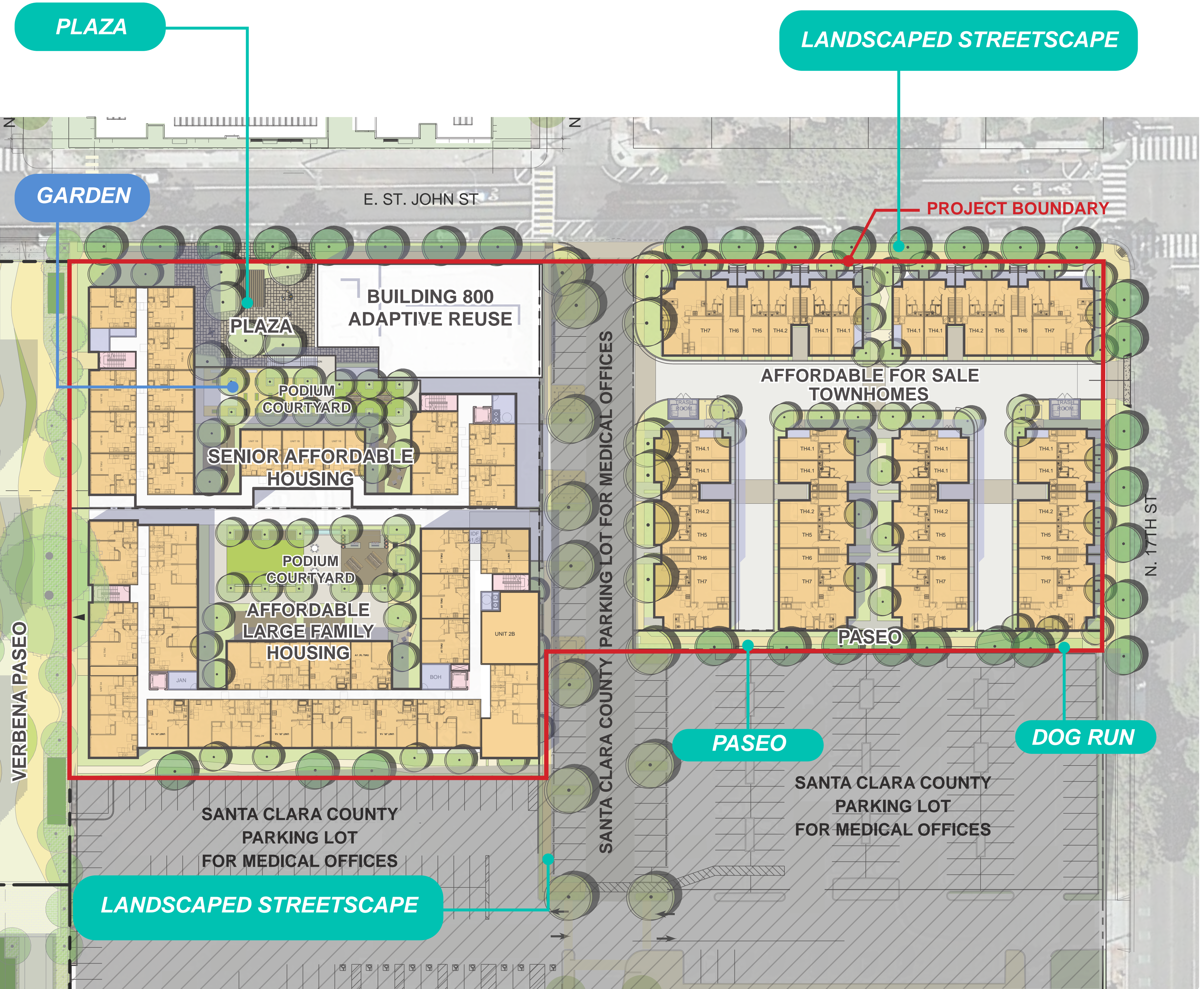
June 10, 2023 Community Workshop #1B



CURRENT DESIGN

September 9, 2023 Community Workshop #2

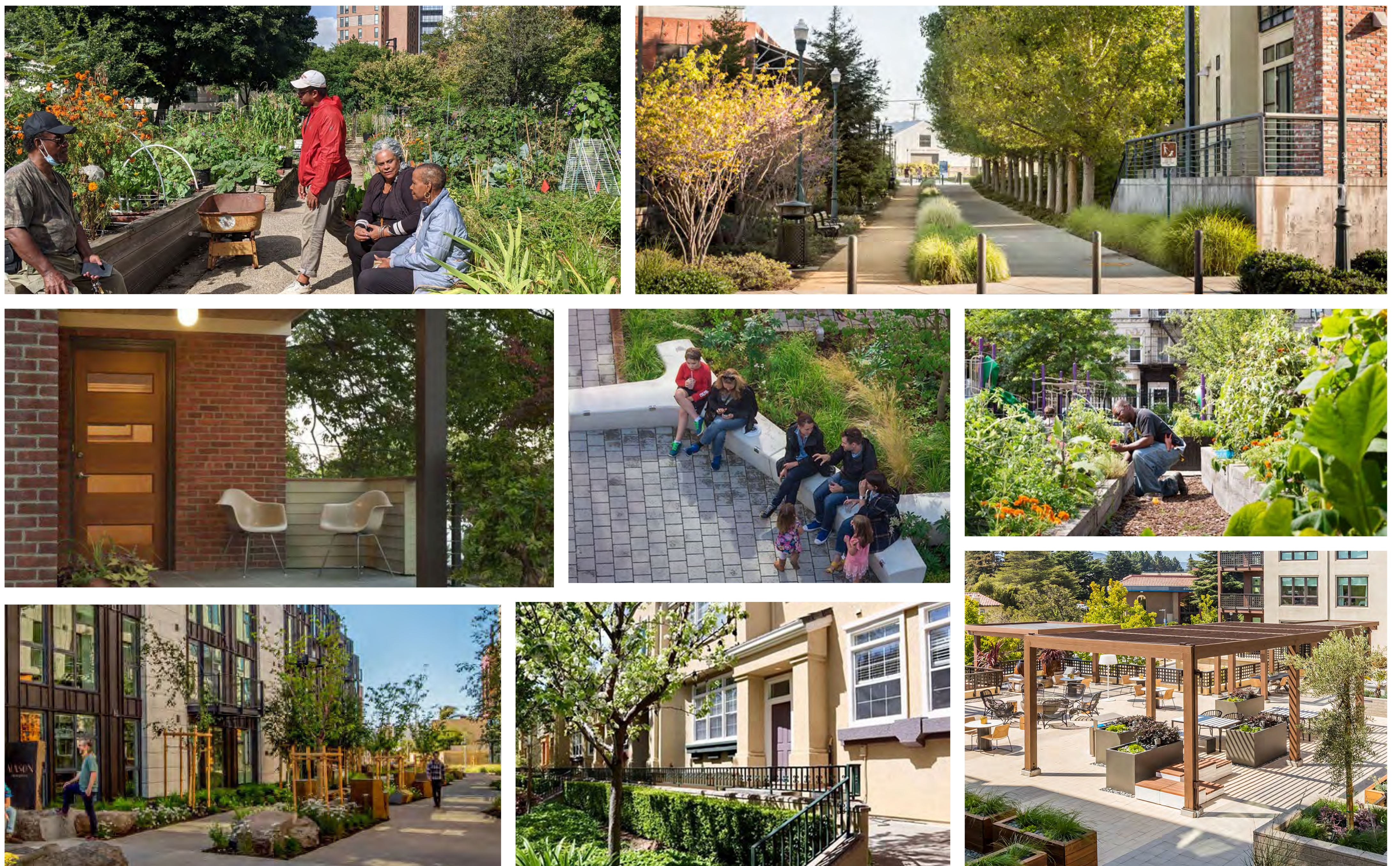
DESIGN EVOLUTION



CURRENT DESIGN - OPEN SPACE & LANDSCAPE

September 9, 2023 Community Workshop #2

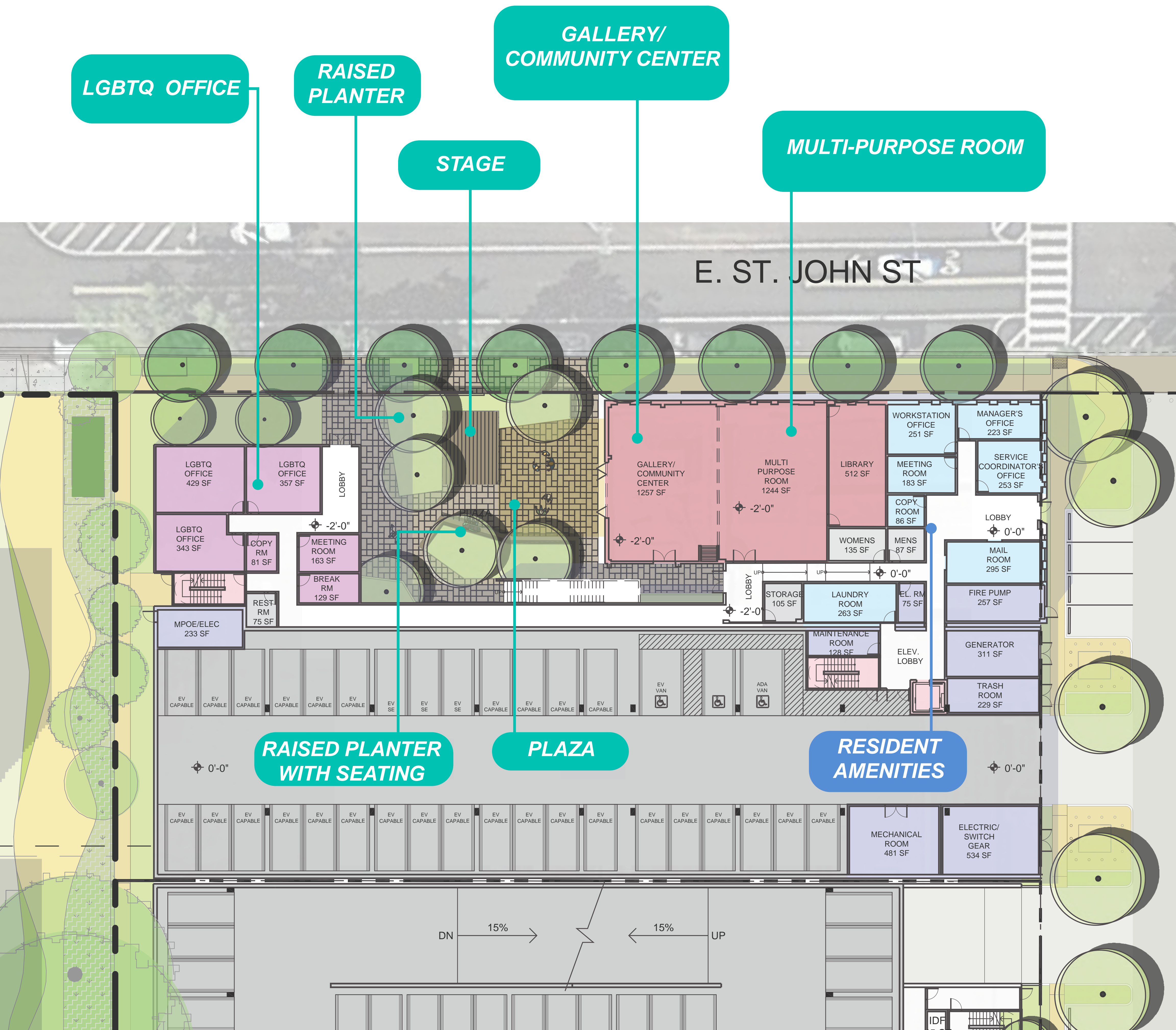
- LEGEND
- COMMUNITY FEATURES
 - RESIDENT FEATURES
 - PROJECT BOUNDARY



CO-CREATING East Santa Clara Street Master Plan - Phase II



DESIGN EVOLUTION



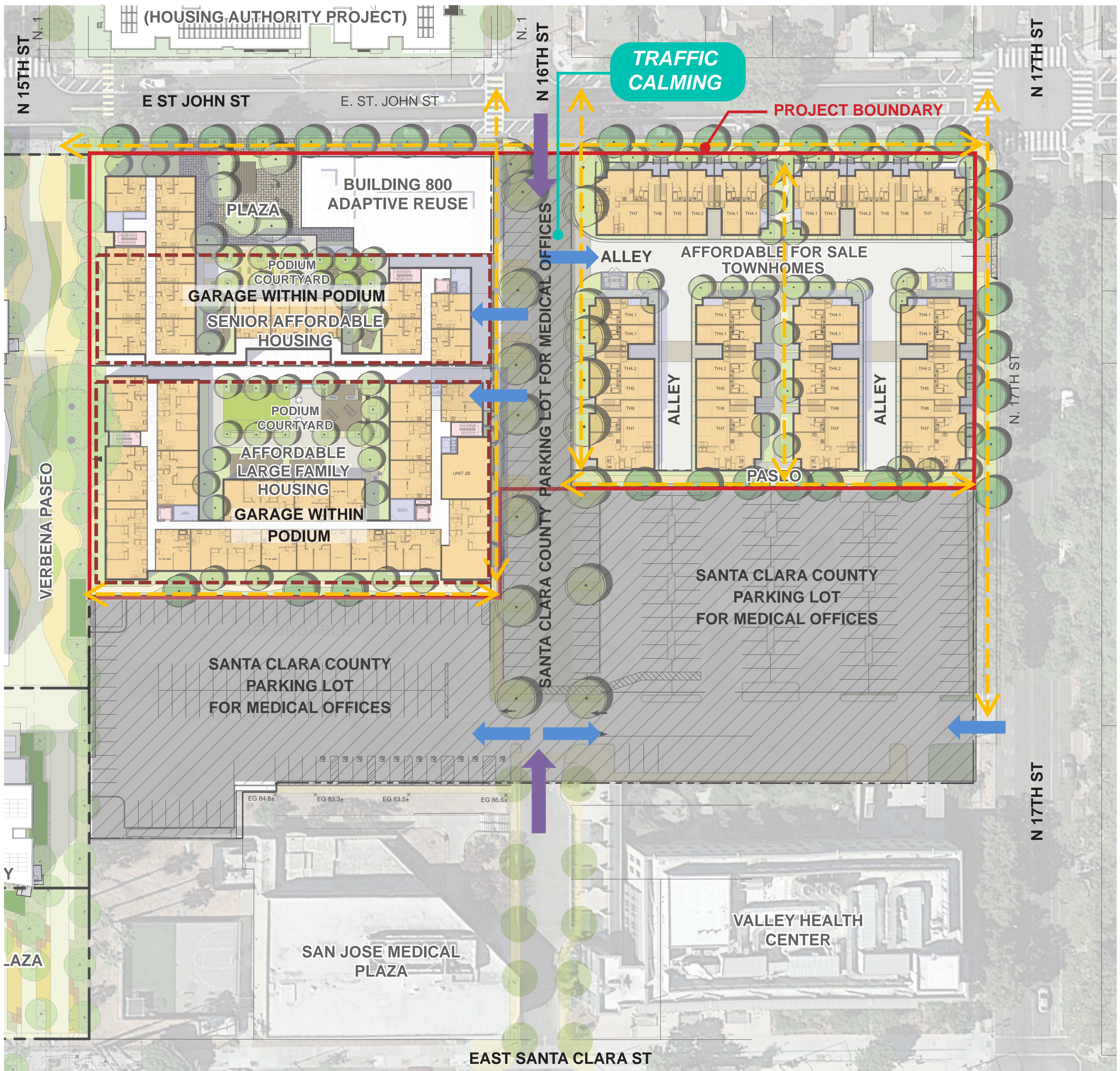
CURRENT DESIGN - BUILDING 800 & PLAZA

September 9, 2023 Community Workshop #2

LEGEND
■ COMMUNITY FEATURES
■ RESIDENT FEATURES

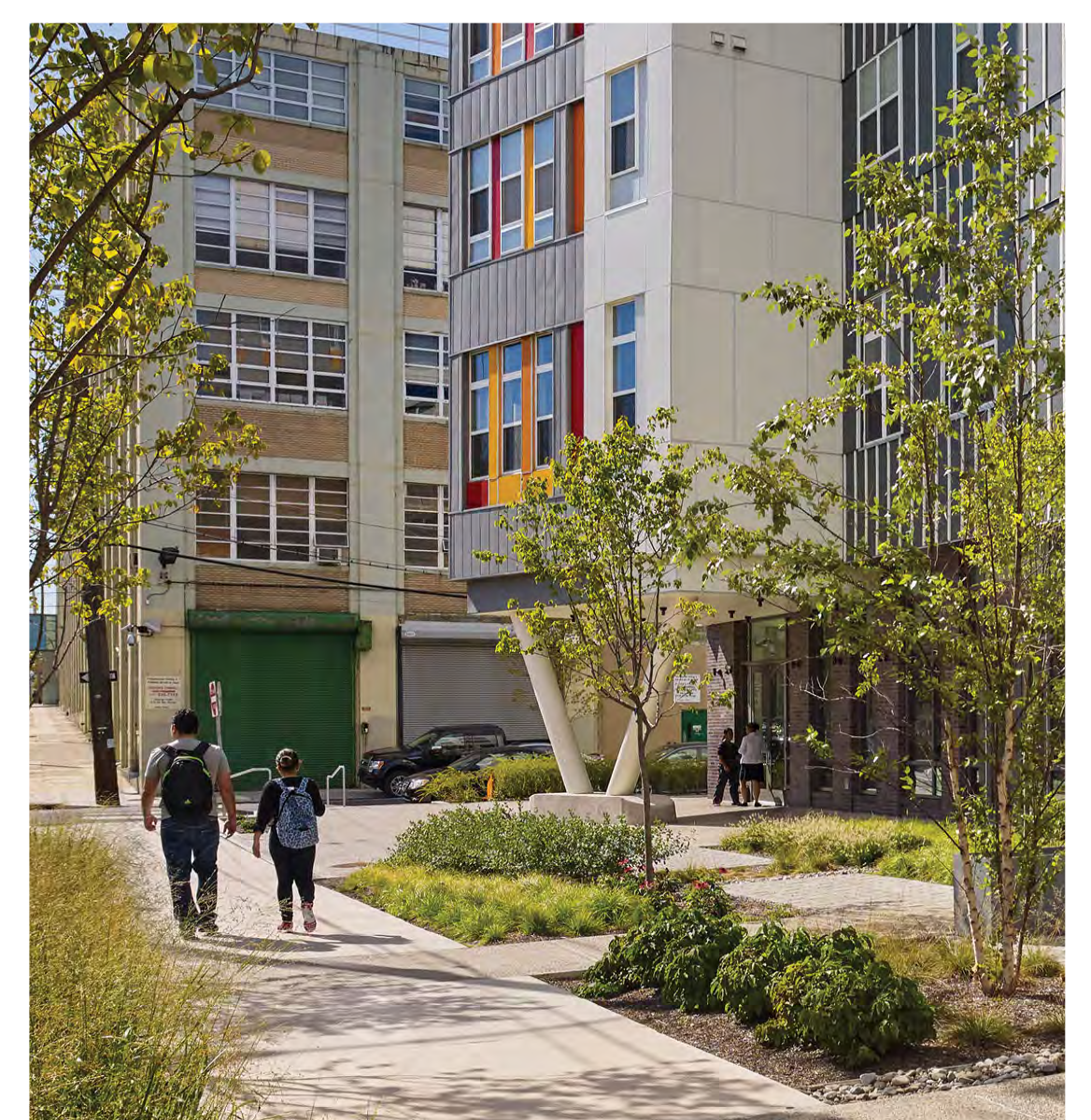
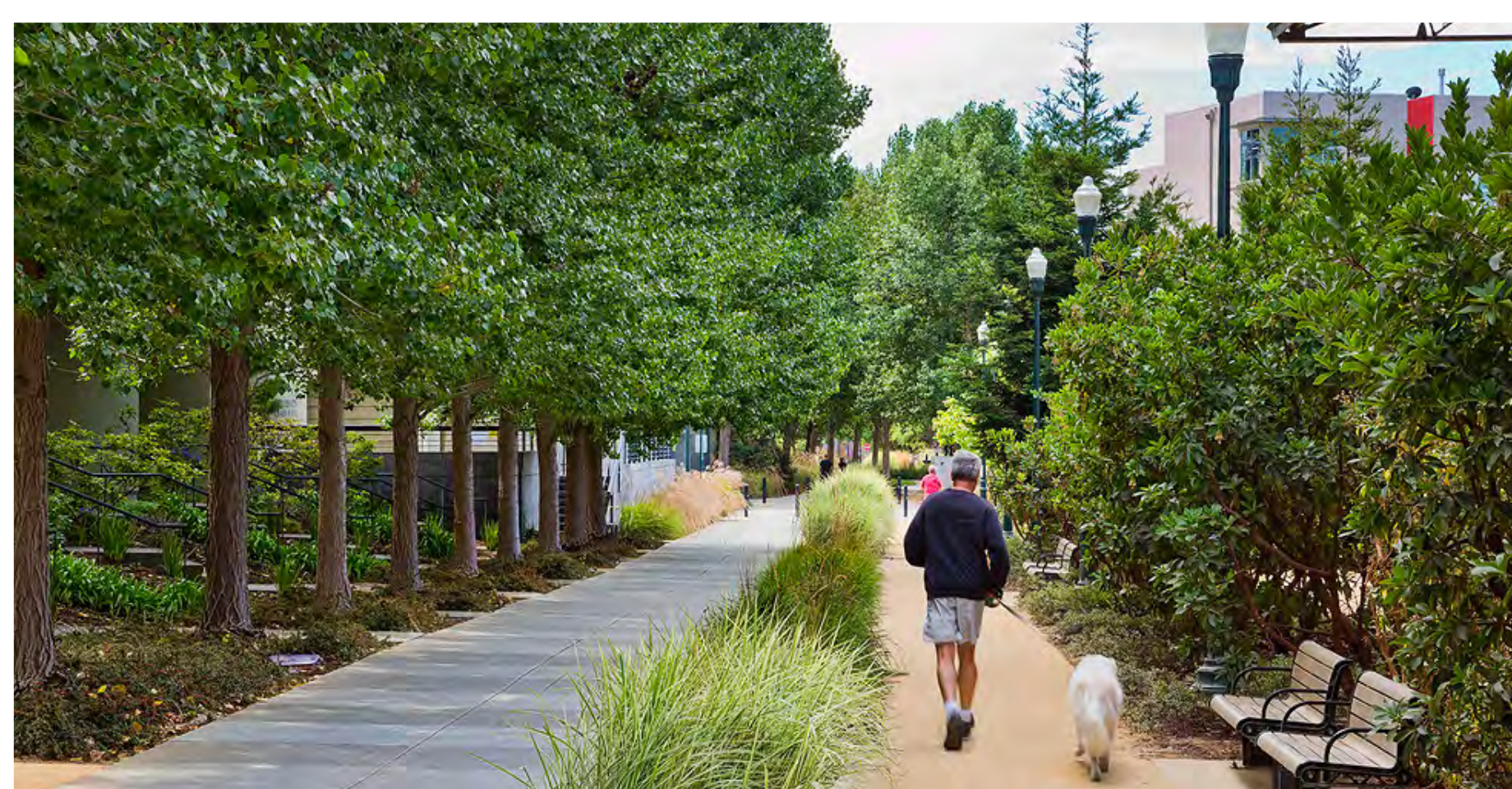


DESIGN EVOLUTION



CURRENT DESIGN - CIRCULATION AND ACCESS

- LEGEND
- PROJECT BOUNDARY
 - ← VEHICULAR CIRCULATION
 - ← PARKING ENTRY
 - ↔ PEDESTRIAN PATH/SIDEWALK
 - GARAGE WITHIN PODIUM





- Area Median Income (AMI) for Santa Clara County for a 4-person household= \$181,300
- Rental large-family housing and senior apartments = 60% AMI or below
- For-sale townhomes = Anticipated at an average of 90% AMI

Number of Persons in Household		1	2	3	4	5	6	7	8
Santa Clara County Area Media Income: \$181,300	Acutely Low	19050	21750	24500	27200	29400	31550	33750	35900
	Extremely Low	37450	42800	48150	53500	57800	62100	66350	70650
	Very Low Income	62450	71400	80300	89200	96350	103500	110650	117750
	Low Income	96000	109700	123400	137100	148100	159050	170050	181000
	Median Income	126900	145050	163150	181300	195800	210300	224800	239300
	Moderate Income	152300	174050	195800	217550	234950	252350	269750	287150

AFFORDABLE HOUSING PROGRAM

- Eden Housing has 55 years of experience owning and managing affordable housing communities.
- We ensure that our properties look as good on the first day of their 50th year as they do on day one.
- Our portfolio proudly encompasses nine properties in the city of San Jose and more in neighboring cities such as Los Gatos, Gilroy, Morgan Hill, and Watsonville.
- Eden invests substantial capital to ensure meticulous maintenance and exceptional conditions across all of our communities.
- As part of our program requirements, extensive background checks are conducted on all prospective residents and our experienced team is dedicated to ensuring that each resident meets our lease requirements on a day-to-day basis.
- We strive to create safe and comfortable living environments that meet the diverse needs of our residents while making positive contributions to the broader community.
- We prioritize security with a dedicated night manager who resides on site and conducts thorough site walks every night, including inspections of all common areas, the parking lot, doors, windows, and interior and exterior lighting.
- We provide all residents with a 24-hour emergency phone number to address any building emergencies or safety concerns that may arise.
- The leasing office is available to the public from Monday to Friday from 8:30am to 5:30pm and is available to neighbors who may have any concerns or questions regarding our community.

PROPERTY MANAGEMENT BEST PRACTICES