

# COMMUNITY WORKSHOP #2: DEVELOPING THE DESIGN

East Santa Clara Street Master Plan – Phase II Outreach

*September 13, 2023*

# TRADUCCIÓN AL ESPAÑOL

**Para escuchar la interpretación en español, haga clic en el botón Interpretación en la parte inferior de su pantalla.**

Seleccione el idioma preferido.

Para escuchar sólo el lenguaje interpretado, haga clic en Silenciar audio original.



# MEETING OVERVIEW

**Purpose:** Share an updated draft of the project's scope/design and provide another opportunity for community feedback that builds upon the shared understanding from the first round of workshops.

We will break this meeting into sections to focus on certain aspects of the development process:

- **Project Overview** – Dixie Baus, Eden Housing and Rich Truempler, The Core Companies
- **Design Evolution** – Chek Tang and Justin Huang, Studio T Square
- **Community Impact/ Benefits** – Christy Marbry, The Core Companies
- **Connectivity / Access** – Christy Marbry, The Core Companies
- **Property Management / Affordable Homeownership** – Christy Marbry, The Core Companies

# HOW TO PARTICIPATE

**There will be a Q&A portion at the end of the presentation.**

Everyone will be muted until they are called on to speak. If you have questions during the presentation:

Enter your questions or comments into the chat.

- Questions will be read and answered aloud at the end.

During the Q&A, raise your hand to speak by using the Zoom Hand Raise:

- For app users, find the Hand Raise icon at the bottom of the “participants” section.
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Please share your name the first time you speak.

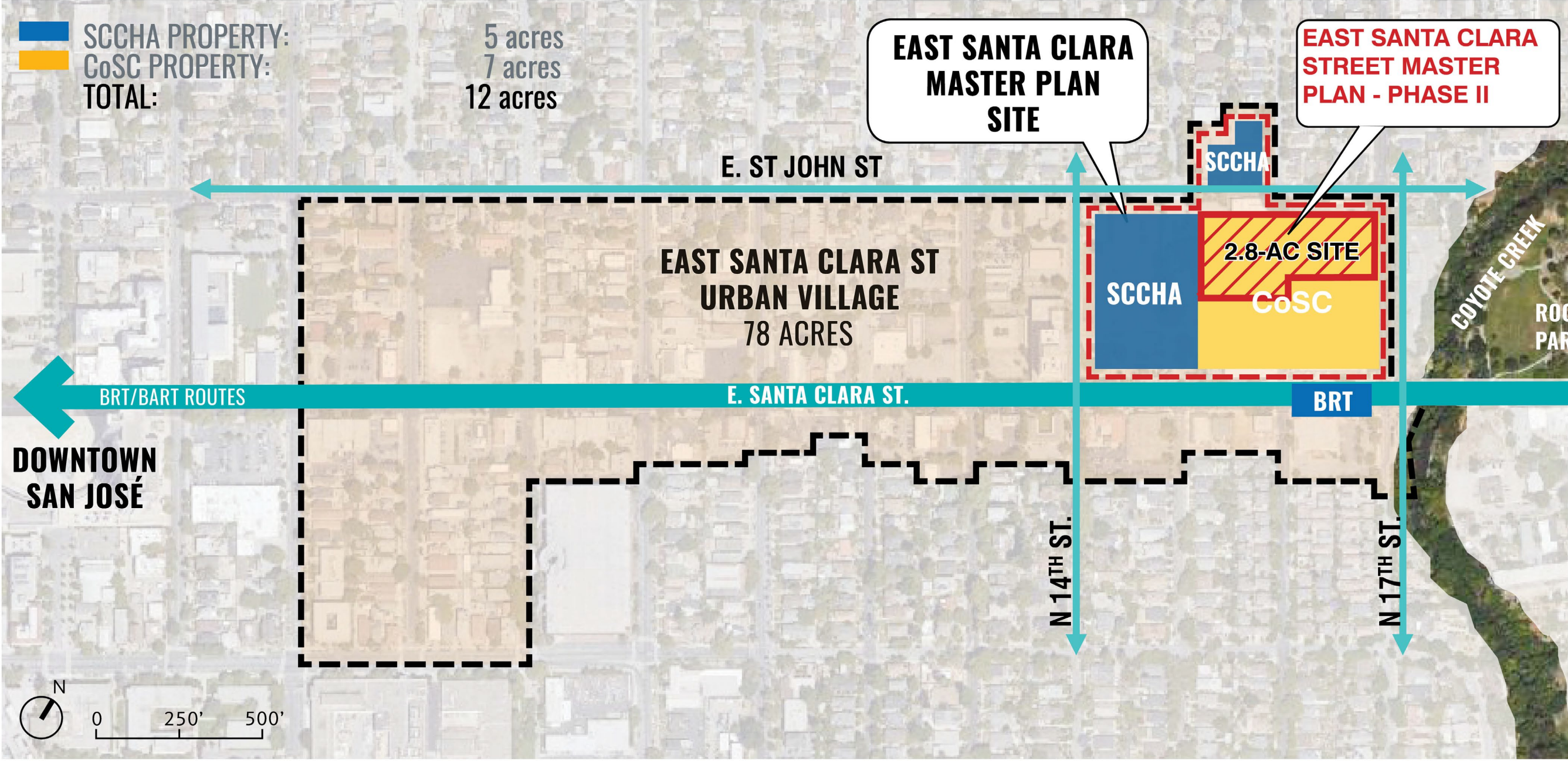
# PROJECT OVERVIEW

**Dixie Baus**, Eden Housing / **Rich Truempler**, The Core Companies



East Santa Clara Street Affordable Housing Community  
675 E. Santa Clara Street

# PROJECT OVERVIEW



Project Located within the East Santa Clara Street Urban Village Plan and Easter Santa Clara Master Plan

# PROJECT OVERVIEW

2.8-acre 213-unit affordable housing with private-public spaces and amenities that benefit the community.

## EAST SANTA CLARA STREET WATER PLAN – PHASE II

- 1. AFFORDABLE LARGE FAMILY HOUSING
- 2. SENIOR AFFORDABLE HOUSING
- 3. AFFORDABLE FOR SALE TOWNHOMES

## ADJACENT PROJECTS

- 4. BABERRY 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 HOUSING (HOUSING AUTHORITY PROJECT)
- 10. VALLEY HEALTH CENTER
- 11. SAN JOSE MEDICAL PLAZA



VIEW FROM THE SOUTHEAST



East Santa Clara Street Affordable Housing Community  
675 E. Santa Clara Street

# PROJECT OVERVIEW

2.8-acre 213-unit affordable housing with private-public spaces and amenities

## 1 Senior Affordable Housing + 800 Building

- Approx. 64 affordable units
- Adaptive reuse of existing Building 800:
  - Approx. 3,000 SF of Community Space
  - Approx. 1,500 SF of Senior Service/Office
- Approx. 1,600 SF of LGBTQ Office
- Approx. 33 parking spaces

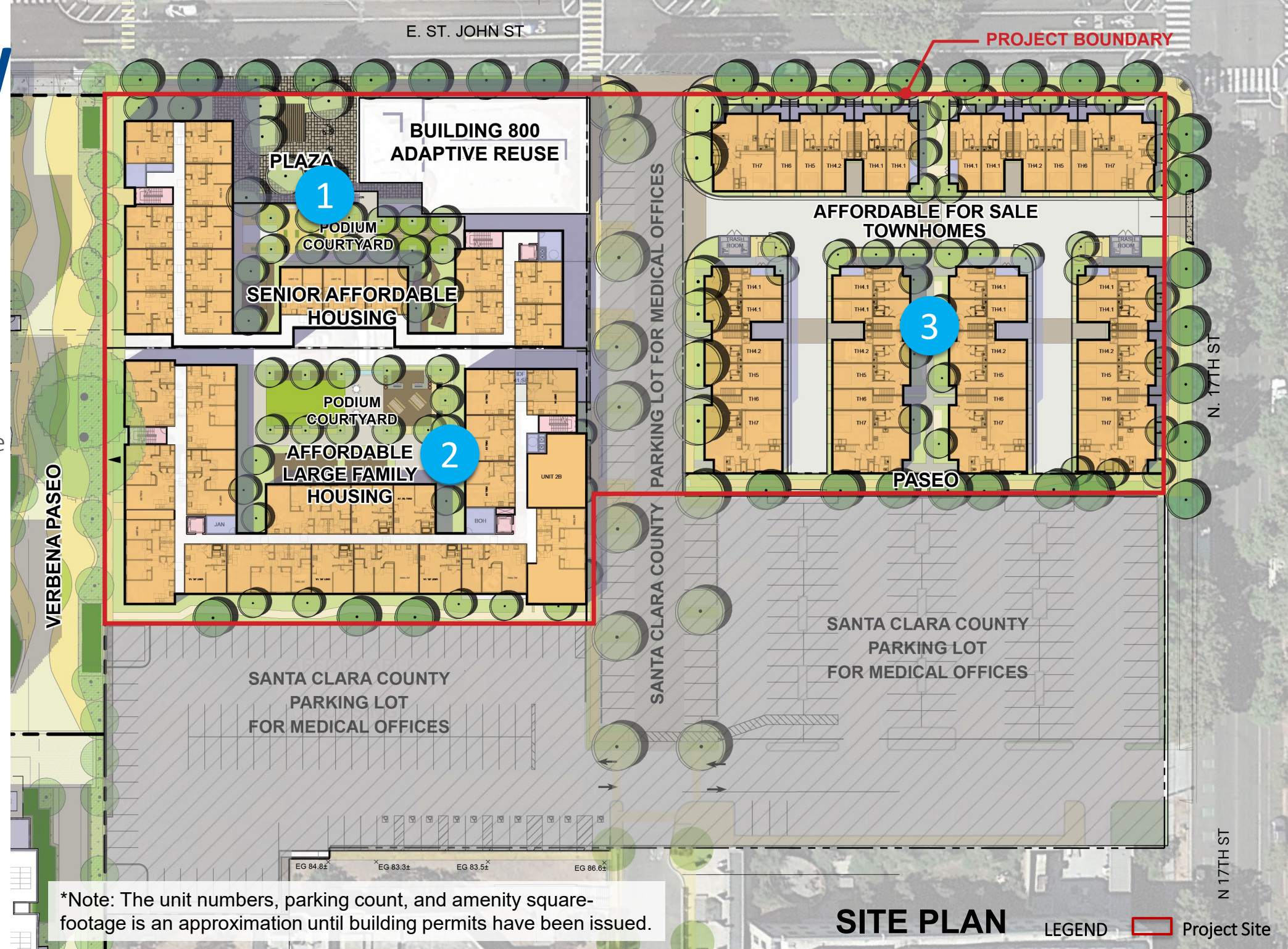
## 2 Affordable Large-Family Housing

- 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

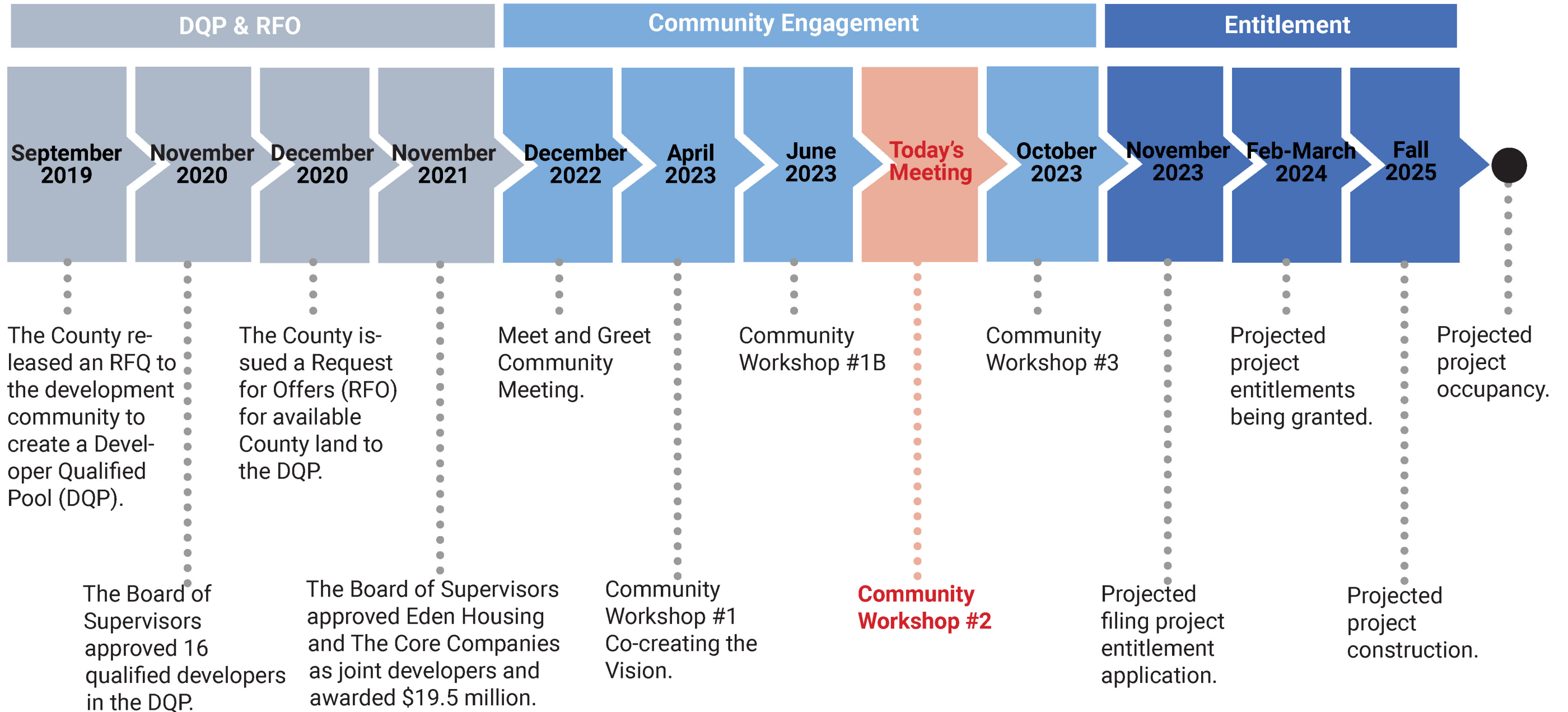


**SITE PLAN** LEGEND  Project Site



# PROJECT OVERVIEW

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.



# DESIGN EVOLUTION

**Chek Tang** and **Justin Huang**, Studio T Square

# COMMUNITY FEEDBACK

From April 24 and June 10, 2023 Community Meetings

## *Placemaking and Landscape Design*

1. Encourage **walkability** and engaging design - Allow neighbors to walk through areas
2. Strong Preference for **landscaping, public art,** and pedestrian **paseo(s)**.
3. Provide **green space**, native plants, bird-friendly windows, community gardens, edible landscaping, and farmer's markets.
4. Provide playground for **families, community spaces,** and **amenities**
5. incorporate regional **culture** and **history** in landscape and open space
6. Promote **safety** and **inclusion**

## *Building Design & Architectural Character*

1. Reflect the surrounding area - Integrate architectural themes and features that are **representative of the surrounding area**.
2. Encourage **architectural variety** - Encourage a mix of compatible and complimentary architectural styles and elements.
3. Provide a mix of **design features** – Provide design features like overhangs, archways, trellises, stoops, pitched roof, and porches.
4. Incorporate **natural materials and colors**
5. Provide **community spaces and amenities** – space used as a theater, community auditorium, or vent venue for rent.
6. Architecture and building design that is timeless and highlights the **heritage of the valley**

Visit [www.eschousingsanjose.com](http://www.eschousingsanjose.com) for the full chart.

# EXAMPLES OF FEEDBACK TURNED INTO ACTION

Topic	Comment	Action
<b>Building Design &amp; Architectural Character</b>	“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.
	“Would like to see the space used as a theater, community auditorium, or event venue”	The interior layout of Building 800 has been redesigned to provide a gallery/community room and multi-purpose room for community events.
<b>Placemaking &amp; Landscape Design</b>	“Encourage walkability and engaging design. Allow neighbors to walk through areas.”	The 16th Street streetscape has been redesigned with better pedestrian sidewalk, streetscape, and parking, providing better pedestrian connections to surrounding streets and paseos.
	“Would like to see public art, native plants, community garden, and open space to serve community.”	Native, regionally appropriate, drought tolerant, pollinator species shall be proposed. A plaza by Building 800 will provide community event use. A dog run is added to the paseo next to the Townhomes. A community garden is added to the courtyard at the senior housing.

Visit [www.eschousingsanjose.com](http://www.eschousingsanjose.com) for the full chart.

# CURRENT DESIGN

## EAST SANTA CLARA STREET WATER PLAN – PHASE II

1. AFFORDABLE LARGE FAMILY HOUSING
2. SENIOR AFFORDABLE HOUSING
3. AFFORDABLE FOR SALE TOWNHOMES

### ADJACENT PROJECTS

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11. SAN JOSE MEDICAL PLAZA



VIEW FROM THE NORTH

# PREVIOUS DESIGN

June 10, 2023  
Community Workshop #1B

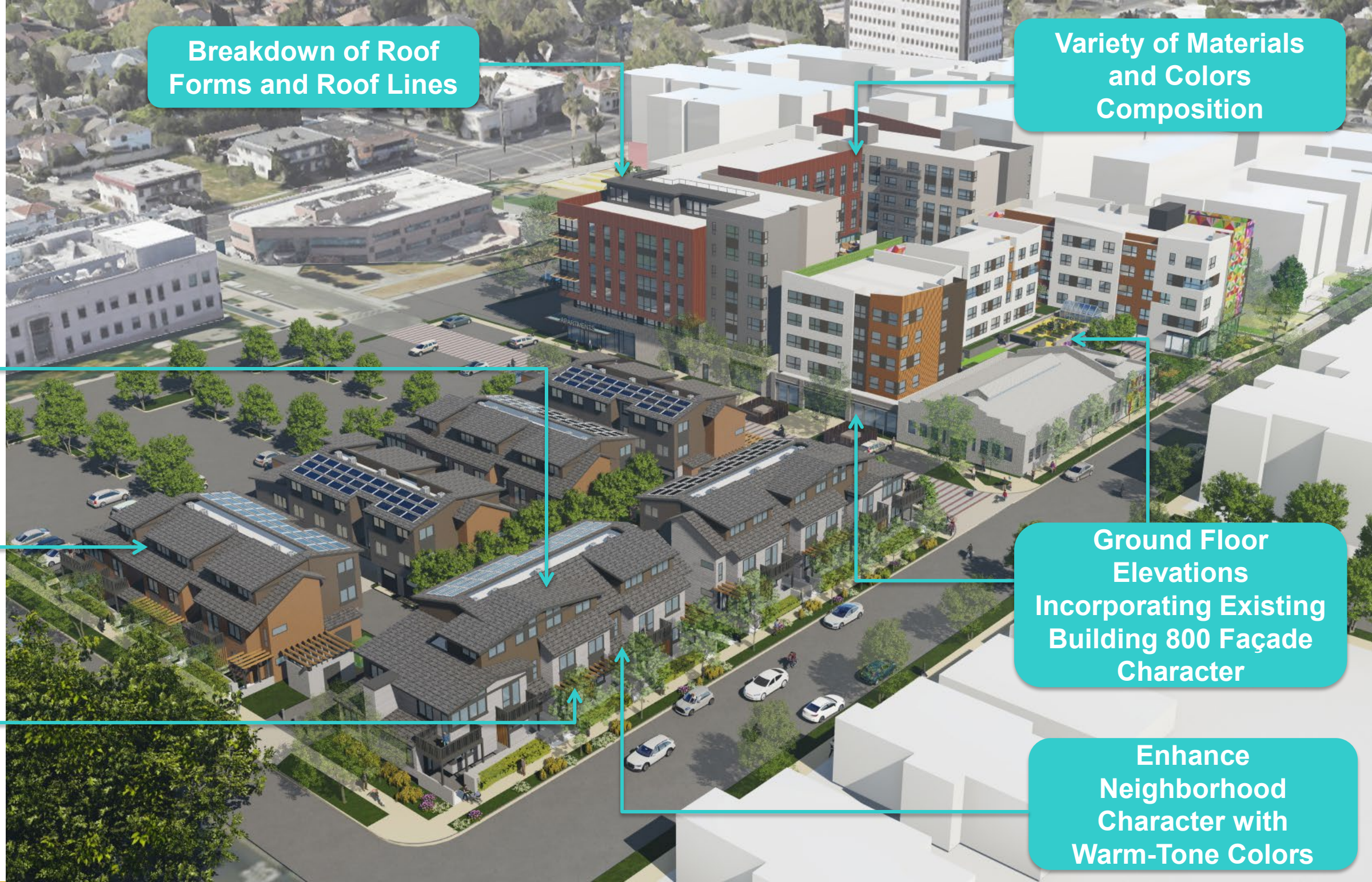


## Overall View



# CURRENT DESIGN

September 9, 2023  
Community Workshop #2



Breakdown of Roof Forms and Roof Lines

Variety of Materials and Colors Composition

Adjusted Townhome Architectural Style

Breakdown of Roof Forms and Roof Lines

Pedestrian Scale – Added Porches and Stoops

Ground Floor Elevations Incorporating Existing Building 800 Façade Character

Enhance Neighborhood Character with Warm-Tone Colors

# PREVIOUS DESIGN

June 10, 2023  
Community Workshop #1B



## Senior Affordable Housing





# CURRENT DESIGN

September 9, 2023  
Community Workshop #2

Building 800  
Interior Layout Reconfigured for  
Community Room/Gallery and  
Multi-purpose Room

Apply Similar Architecture  
Language from existing Building  
800 onto new elevations

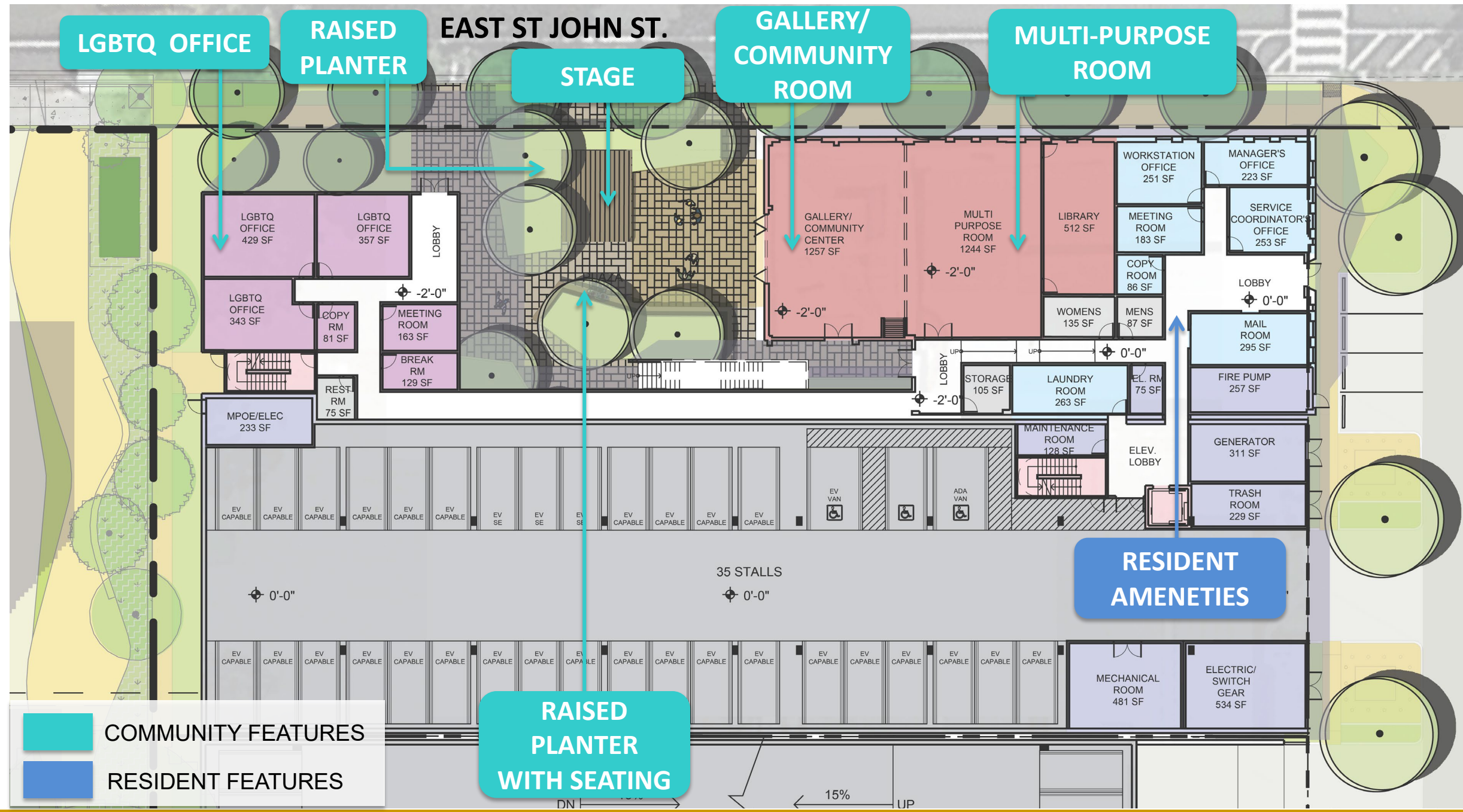
LGBTQ Office at Plaza  
and Paseo

## Senior Affordable Housing



# COMMUNITY/RESIDENT FEATURES

Building 800 & Plaza



# PREVIOUS DESIGN

June 10, 2023  
Community Workshop #1B



**Affordable  
Large Family Housing**

# CURRENT DESIGN

September 9, 2023  
Community Workshop #2

Juliet Balconies

Artist Mural along Paseo

Amended Roof Lines

Simplified Window Patterns, materials and colors

## Affordable Large Family Housing



# PREVIOUS DESIGN

June 10, 2023  
Community Workshop #1B



## Affordable For Sale Townhomes



# CURRENT DESIGN

September 9, 2023  
Community Workshop #2

Roof Step-Back

Pitched Roof

Landscaping Along Building frontage

Balconies

## Affordable For Sale Townhomes

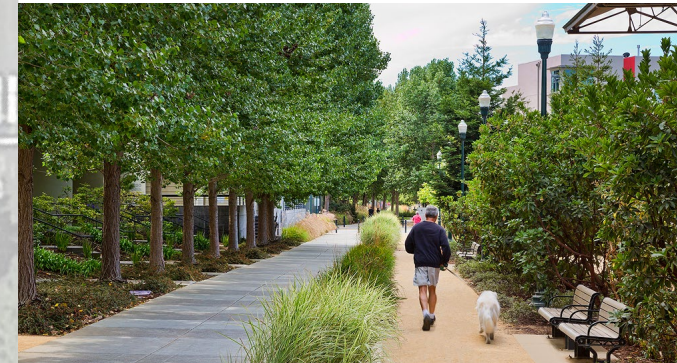
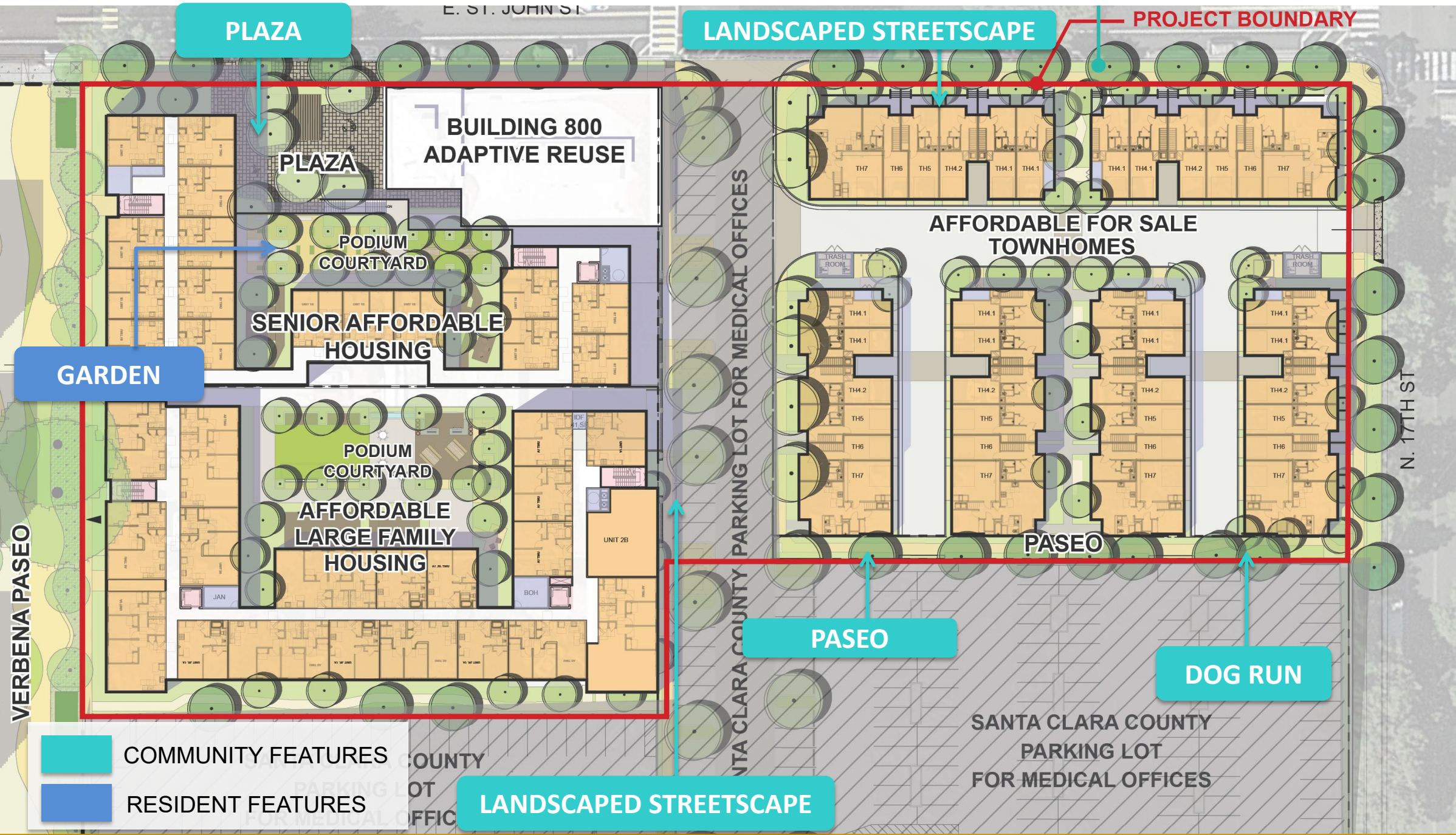


# COMMUNITY FEATURES

**Christy Marbry**, The Core Companies

# COMMUNITY/RESIDENT FEATURES

## Open Space & Landscape









# CONNECTIVITY

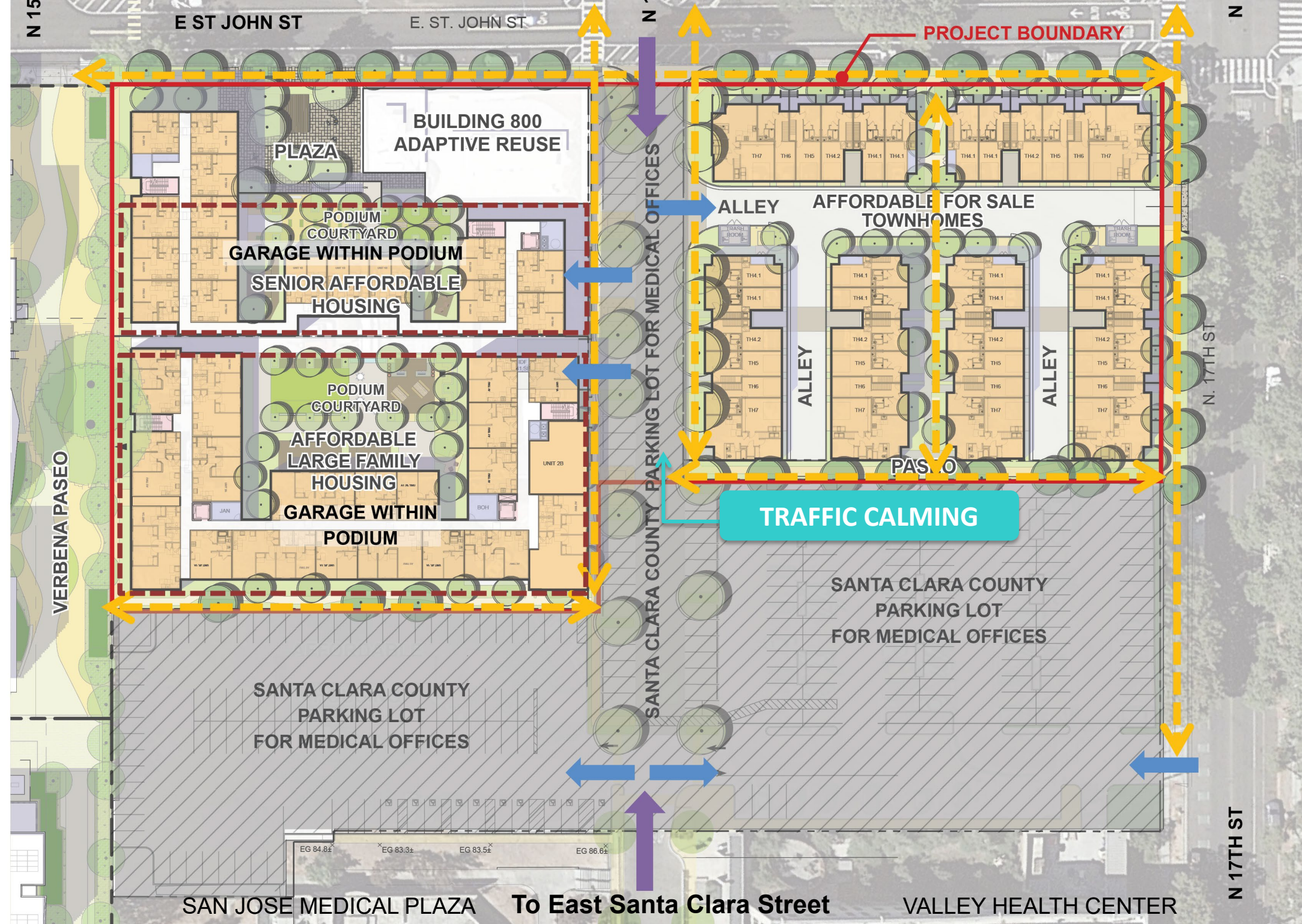
**Christy Marbry**, The Core Companies

# CONNECTIVITY

## Circulation and Access

### LEGEND

-  VEHICULAR CIRCULATION
-  PARKING ENTRY
-  PEDESTRIAN PATH/SIDEWALK
-  GARAGE WITHIN PODIUM



# PROPERTY MANAGEMENT

**Christy Marbry, The Core Companies**



East Santa Clara Street Affordable Housing Community  
675 E. Santa Clara Street

# PROPERTY MANAGEMENT

- 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 onsite 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.

# AFFORDABLE HOMEOWNERSHIP

**Christy Marbry, The Core Companies**



East Santa Clara Street Affordable Housing Community  
675 E. Santa Clara Street

# AFFORDABLE HOUSING PROGRAM

- 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	
<b>Santa Clara County Area Media Income: \$181,300</b>	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

*HCD 2023 Santa Clara County Income Limits*



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# Q&A SECTION

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# NEXT STEPS

Please visit the project website for updates and to sign up for email alerts at [www.eschousingsanjose.com](http://www.eschousingsanjose.com)

All input gathered today will be compiled, reviewed, and shared at the third round of workshops:

- October 2023: Sharing the Results of the Co-created Design
- November 2023: Anticipate filing project entitlement application

**Additional questions or comments?**

Please contact: [eastsantaclara@thecorecompanies.com](mailto:eastsantaclara@thecorecompanies.com)