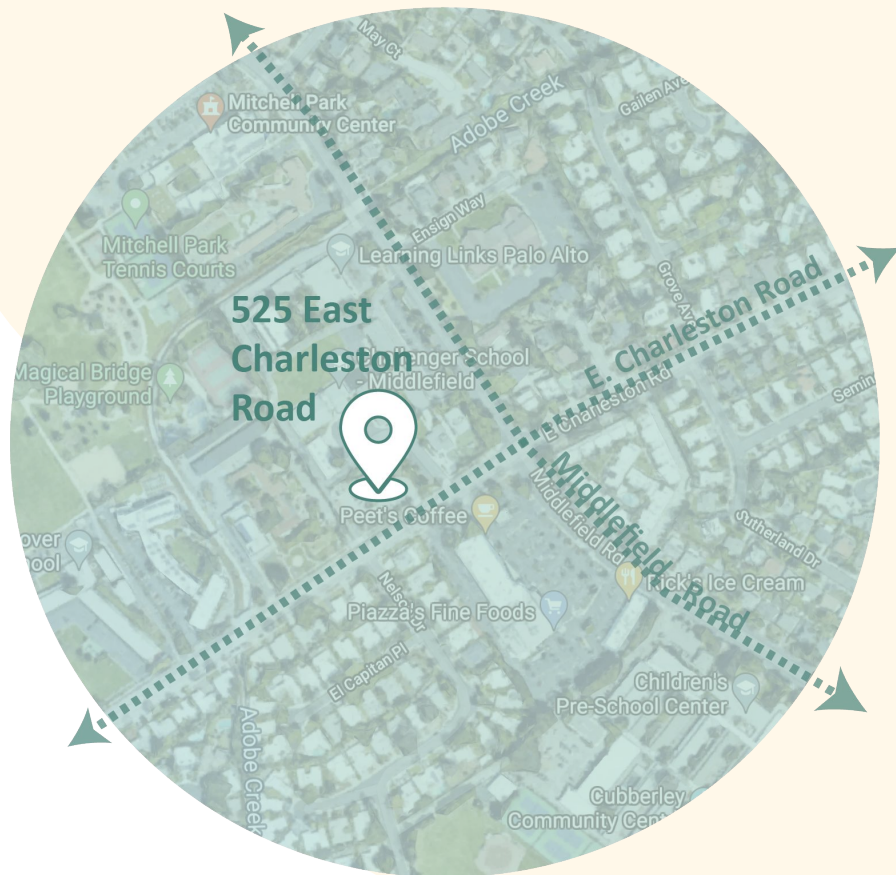


Community Workshop #3

525 E. Charleston Rd

August 30th, 2021 | 6:00 - 7:30 pm

Workshop co-hosted by Eden Housing,
County of Santa Clara,
OJK Architecture + Planning,
and BASE Landscape Architecture





Today's Agenda

01

**Project + Team
Introductions**

6:00 pm - 6:10 pm

02

**Workshop #1
Recap**

6:10 pm - 6:15 pm

03

**Workshop #2
Recap**

6:15 pm - 6:25 pm

04

Design Presentation

6:25 pm - 6:55 pm

05

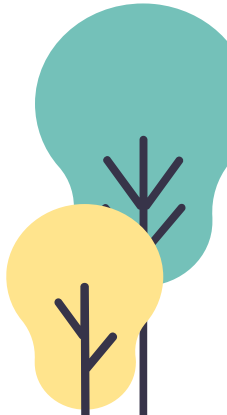
Closing + Next Steps

6:55 pm - 7:00 pm

06

Design Discussion

7:00 pm - 7:30 pm





Ground Rules

Mute

Your microphone

For the best listening
experience for all

Use

'Reactions' button

To “raise your hand”

Wait

To be called on

So we can hear everyone's
input

Chat

Using 'Chat' function

If you don't have a 'Reactions'
button or prefer not to talk

Share

Your experiences

We love your local and relevant
knowledge

Smile

And have fun!

We can't wait to hear from you

Today's Objectives



Community Workshop #3

Purpose: Presenting
the co-created design
and inviting initial
feedback

Reminder: This meeting is the third of our three community workshops.

We want to share how we got here and what's next.

We've worked hard to incorporate the feedback we heard at the first two workshops - balancing ideas from neighbors, the IDD community, and government partners with development standards. **We hope you see that we've been listening and will continue to do so.**

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We want to share our in-progress design with you.

This is, by no means, the final design - this is our first pass at the design. The design process will include **more community share-outs with opportunities for your continuous feedback.**

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This is, by no means, the final design - this is our first pass at the design. The design process will include **several more community share-outs with opportunities for your continuous feedback.**

We want to hear your thoughts on the design.

We want to hear **what you like, love, question, or what you want to see change** about this in-progress design. Though certain aspects, like the number of units, can't change, much of the design is still open for discussion and we want to hear your ideas.

Today's Objectives



Please note:
Topics will focus on building exterior and site *only*.

If you have a connection to the IDD community and would like to join a focus group to provide input on unit layout and interiors, please email:

MitchellParkApartments@edenhousing.org

Or email me directly at:

kate@ojkarch.com

01

Introductions

6:00 pm - 6:10 pm



Meet the Project Team:



Eden Housing

Development Team
Resident Services
Property Management



County of Santa Clara

Government Partner
Property Owner



BASE Landscape Architecture

Landscape Design



OJK Architecture + Planning

Architectural Design



Meet the Team: Eden Housing



We believe that home is where your start is.

Eden Housing has more than 50 years of experience in tackling affordable housing from all angles. Every day, we create the housing needed to make sure all of our neighbors have a place to call home. And advocate for still more. Because safe and affordable housing helps families stay secure, allows communities to thrive, and solves many of our cities' most pressing challenges.

Meet the Team: OJK Architecture + Planning



We envision a future that is healthy, sustainable, and accessible to all.

Through thoughtful design, our studio creates living-centered environments that empower families and individuals, enhance their health and wellbeing, and elevate their quality of life. Our work always celebrates its people and place, resulting in buildings that enhance their local communities and ecologies.

We are a 100% women-owned and led firm.

Meet the Team: BASE Landscape Architecture



**Just as we shape
our spaces, they
too, shape us.**



We are an optimistic and insatiably curious team with a portfolio that spans multiple sectors and typologies. BASE is a Woman & Minority-Owned Business Enterprise (WMBE) and a Local Business Enterprise (LBE) in San Francisco, with another office in beautiful Portland, Oregon.

Who currently occupies the site? Why is it being developed now?



County has owned the parcel of land since 1957.

Property has been leased to Gatepath - Abilities United (Now AbilityPath) since 1979.

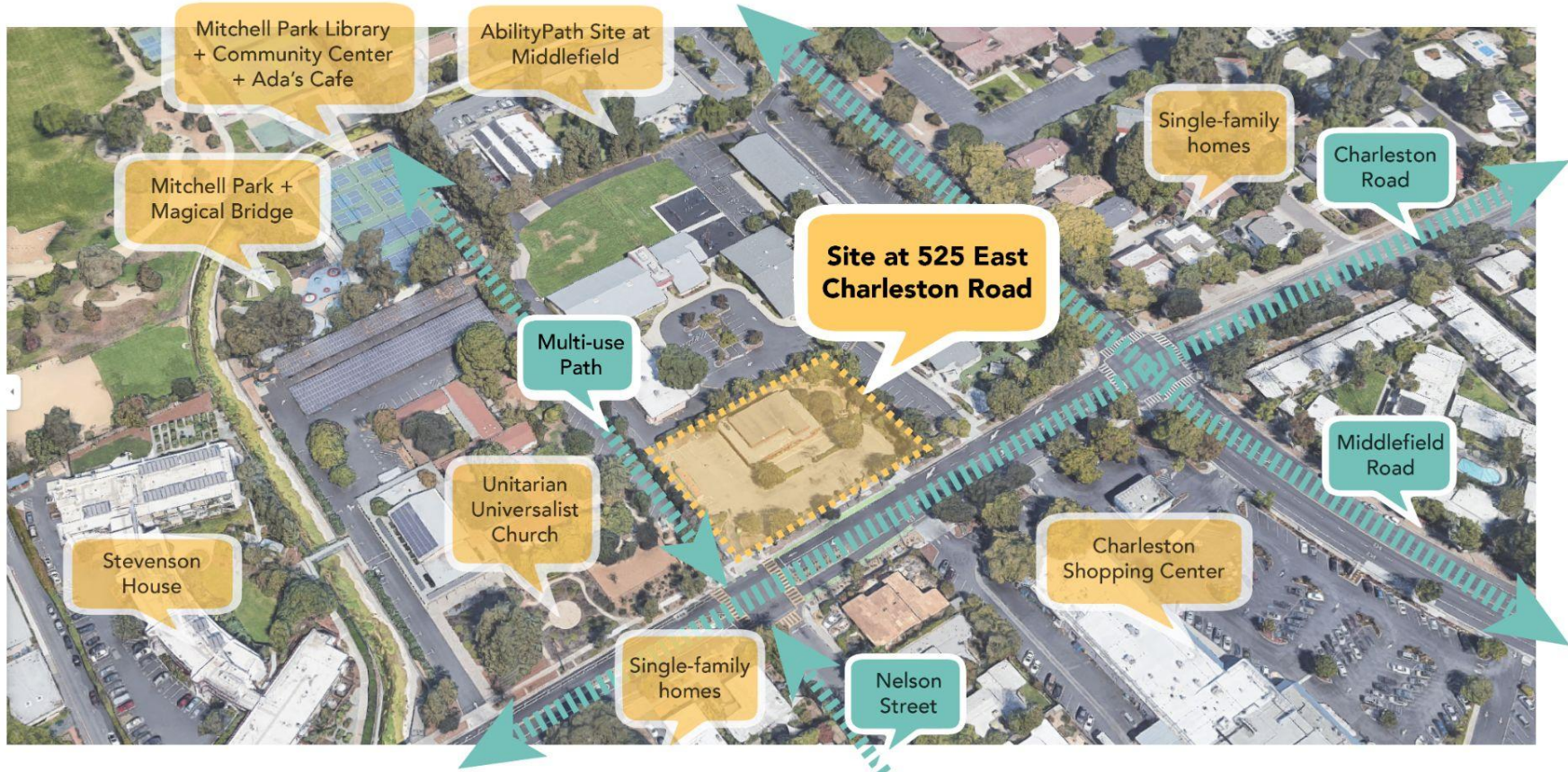


View towards existing AbilityPath facility at 525 East Charleston

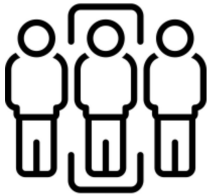
Where is the site?



A vibrant site and neighborhood



Project Details



Focus on residents
with intellectual and/or
developmental
disabilities



100% Affordable
Housing



50 units



On-site services
for residents

Project Details



Focus on residents with intellectual and/or developmental disabilities



100% Affordable Housing



50 units



On-site services for residents

The goal of this project is to serve the **same population** already being served on this site, but in a **more holistic and fundamental way**.



Unit Mix Diagram



02

Workshop #1 Recap

6:10 pm - 6:15 pm



Community Mapping Exercise



What's your **favorite place** in the neighborhood and why is it special?

What are some **opportunities for improvement** in the neighborhood?

What can we do to **make this corner of town better** for you?



Architectural Visual Preference Survey

How would you feel about seeing a design like this in your community?

I love it

I like it

It's okay

I dislike it

I hate it

¿Cómo se sentiría viendo un diseño así en su comunidad?

Lo amo

Me gusta

Mas o menos

Me disgusta

Lo odio

Architectural Visual Preference Survey Results

1 1585 El Camino Real



2 801 Alma



3 788 San Antonio Road



4 Oshman JCC



5 Wilton Court



6 Mayfield Place



7 Nobu Hotel



8 2nd Street Housing



9 260 California Ave



10 231 Grant Ave



Landscape Visual Preference Survey Results

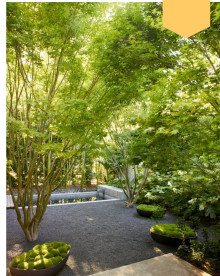
1



2



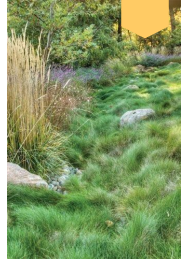
3



4



5



6



7



8



9



10



Participant Commentary

Neighbor Privacy

Andrew Voltmer - The Greenmeadow neighborhood has a single story overlay which helps preserve privacy of our Eichler built homes which have large glass floor to ceiling windows. My home has large floor to ceiling windows for living and sleeping areas directly facing your project. How will your project design preserve my privacy without me having to modify my home? Impacts on privacy also have impacts on property values.

Privacy,
street trees
at frontage

Street Trees + Site Trees

Arthur Keller :
Trees are very
important,
including as
screens

Andrew
Voltmer :
Agree with
Arthur on
trees

El's iPhone
: I agree
with Arthur

Area for
improvement - More
trees and natural
landscaping, wider
bike path or divided
path for bikers and
walkers

Changes I'd
like to see:
more trees,
protected bike
lanes

Resident Safety

Linnæa Wickstrom - would like to see a live in property manager, key fobs, no exterior stairs without key fobs, locked bike cage on the back of the property. Saving space on the kitchen counter, induction stove rather than electric range - much safer. Microwave convection oven combo. Won't be doing a lot of cooking, more use of microwave. Community room - comfortable furniture, big TV. Son is resident of LaS. Strong WiFi is key for appointments and training online.

In the event adult needs support, will there be room for 2 beds for the assistant? Or do occupants need to be fully independent (studio w/ 1 bed). Consider ever x # of rooms, have space for evening attendant who can be available, or adjoining rooms for attendants in case of emergency.

Gardening on site

Garden for
all residents,
food
producing?

El's iPhone :
Drought
friendly/access
ible seems to
make sense.

I'd like to be helpful in
creating outdoor spaces
that consider the needs of
not only those who are
physically disabled, but
those who have autism,
and other non-physical
disabilities.

I'd love to see this
project reflect a
welcoming open
and green space.
A home!

Kelsey Banes
: Shade
important for
me

Esmaralda :
Shade and
green
important

Interior Design + Amenities

Will there be
job
opportunities
for residents
on-site?

For community
engagement,
something like Ada's
cafe? Not the cafe,
but an opportunity
for residents to
work there

Is there opportunity
for funded services
that could reside on
the ground level?
(avoid transporting
people to too many
places).

A lot of the services
have overlap with
Stevenson house;
perhaps mesh and
expand programs as
part of a larger
clientele.

Can there be a
kitchen and dining
room that is large
enough for La
Comida to serve
lunch to our senior
population?

Can there be a
kitchen and dining
room that is large
enough for La
Comida to serve
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population?

In the moment : Will it be
an "open" living
community? With an indoor
garden. And the maybe
facilitate community
involvement. I don't would
like a competitor of Ada's
but maybe something
similar?

Arthur: What kind of
facilities will be there for
seniors or others? Will
there be a large enough
lunch room? Open to the
community nearby?
Particularly seniors.

Participant Commentary

Parking

dave johi - What about parking?
At our church, uscpa, the low cost lunch program at Stevenson House already uses our parking lot. We plan on putting in Elec. Vehicle charging slots in the lot also. Now, our parking lot is taken up with C-19 safe summer camps for kids. We probably cannot provide parking for new residents.

Arthur Keller - parking should be for people who work there and visitors.

Linnea Wickstrom - 1585 has minimal parking spaces, don't need a lot of parking on site. Sizable dropoff pickup is not super necessary.

Arthun: Parking: Although IDD might not drive as much, make sure service providers can park on site, not nearby

Agree we need more parking. We see parking for Magical Bridge overflowing into Greenmeadow

Parking for those who need it, concern about traffic

Aesthetics

Andrew Voltmer - Will your project integrate some of the design elements that are part of the City of Palo Alto Eichler guidelines?

Heidi Voltmer : It would be nice to consider something in the Eichler style/wood-natural style instead of these very modern styles that may look outdated in a short period of time.

Opposition towards buildings that look like offices

From Resident : Why not show something like Oak Court -- much nicer than any of these. Sheridan is also nicer.

Opposition towards buildings that look "Quite sterile and unwelcoming"

El's iPhone : I live at 520 E Charleston and face 525. I think some natural wood facing mixed with other materials is attractive.

Note the corner facing greenmeadow could be like #7

Bike Safety

The bike path is a vital component of my transportation. I don't have many issues except for the very sharp left turn. When they resurfaced it, they didn't do it so it would runoff.

We've also had vehicles enter the bike path. The entrance could use some modification to not allow vehicles from entering.

I'd like to see minimizing car parking and improve safety for bike/ped. More parking = more traffic

Improvement of existing bike path that leads from Charleston to Mitchell Park

Changes I'd like to see: more trees, protected bike lanes

Remove shipping container on 525 E. Charleston, Remove donation bin/container which is often overflowing

Participant Commentary

Building Height + Massing

Andrew Voltmer - How many stories and height?

Set backs help every building look more welcoming.

On the setback question. All the blogs shown are very close to the street. The current bldg on the site in question is far back from the street.

Andrew Voltmer - The Greenmeadow neighborhood has a single story overlay which helps preserve privacy of our Eichler built homes which have large glass floor to ceiling windows. My home has large floor to ceiling windows for living and sleeping areas directly facing your project. How will your project design preserve my privacy without me having to modify my home? Impacts on privacy also have impacts on property values.

Unit Sizing + Layout

50 families or individuals?

Will these be for singles? Couples? Families?

To me its a shame that it's not a mixed group, exclusive feeling.

Are there group housing opportunities

dave joki: Family Family Family was a buzz word of your presentation. What does family mean? Where does it leave single people?

Consider difference between independent living and isolation - how to provide right balance of support and autonomy. Spectrum of support, hybrid approach to independent/shared home feel.

Consider Greater Medical Bridge Foundation and board member of LA Bayview interested in hearing about design plans for the center. Suggest some ideas from independent apartment style - consider replicating feeling like a home, shared kitchen, living spaces, rather than isolated units. This community can benefit from communal living, additionally on-site assistance. Consider who might need 24/7 care. Happy to participate. <https://www.greatermedicalbridge.org> (parent and board member)

Is this project only meant for persons with a developmental disability or is it a project where neurotypical and people with a developmental disability are living together? - Inclusion model

In the event adult needs support, will there be room for 2 used for the assistant? Or do occupants need to be fully independent (studio w/ 1 bed). Consider even 4 of rooms, have space for evening attendant who can be available or adjoining rooms for attendants in case of emergency.

Vehicular Traffic

David Joki - Where are the entrance ways for the property now?

Bob - recognizing that 2 properties to the west is Stevenson house. A lot of design similarities. Look at what traffic issues have arisen there.

One concern would be traffic. Given the light at Nelson, what would the traffic flow in and out of the development look like?

Heidi Voltmer : Was the other lot that faces Middlefield ever considered for the project site? It would have better entry/exit options and better traffic flow.

Disruption of vehicular traffic on street + school traffic patterns - traffic study

That Nelson light could easily become a big problem.

How will the traffic flow work with the in and out for Challenger and this new development?

Less Traffic

03

Workshop #2 Recap

6:15 pm - 6:25 pm



Breakout Rooms

	Room Name	Topics*	
01	Massing	Building Height + Massing Vehicular Traffic + Parking	Gardening on Site Building Aesthetics
02	Circulation	Bike Traffic + Safety Resident Safety	Vehicular Traffic + Parking Street Trees + Site Trees
03	Envelope	Building Aesthetics Neighbor Privacy	Building Height + Massing Resident Safety
04	Landscape	Gardening on Site Street Trees + Site Trees	Neighbor Privacy Bike Traffic + Safety

*Each topic was covered by 2 breakout rooms

Workshop #2 Format

Room #1: Massing

Nicole (Facilitator) + Thea (Note taker)

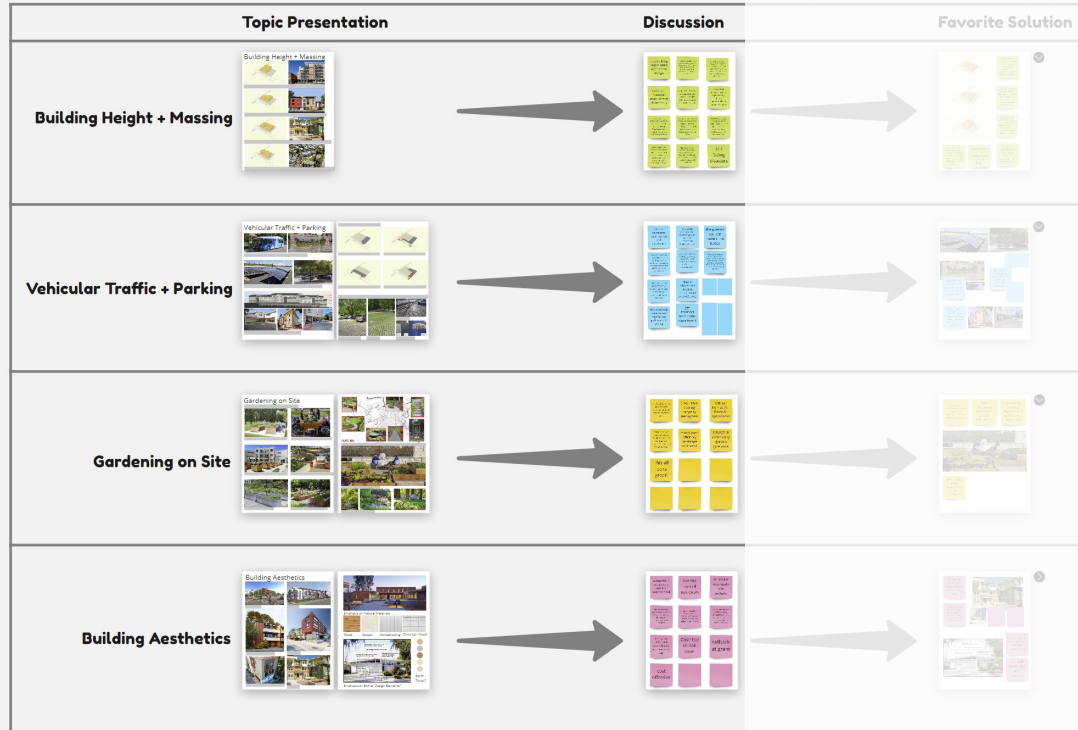


Topic Presentation	Discussion	Favorite Solution
Building Height + Massing 		
Vehicular Traffic + Parking 		
Gardening on Site 		
Building Aesthetics 		

Workshop #2 Format

Room #1: Massing

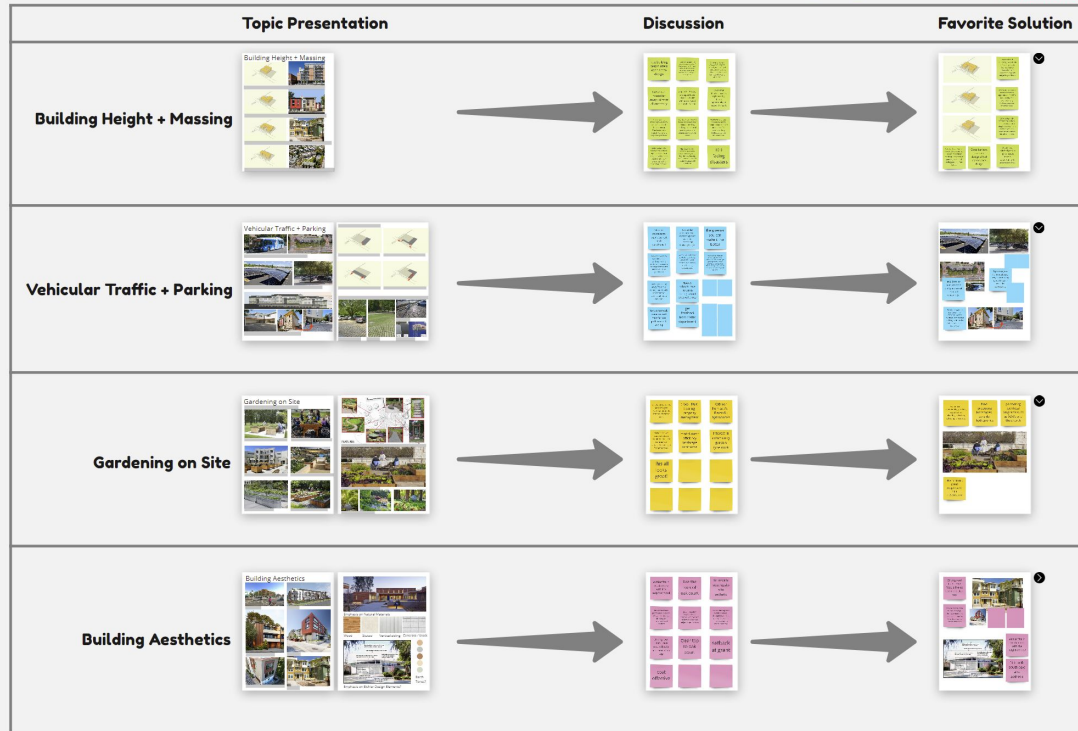
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Workshop #2 Format

Room #1: Massing

Nicole (Facilitator) + Thea (Note taker)



00 Template

Key Takeaways:

- Overlaps between design solutions favored by both groups

Group #:

Final board from
Workshop #2

Group #:

Final board from
Workshop #2

01 Resident Safety

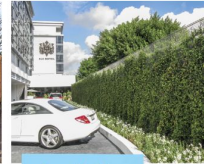
Key Takeaways:

- Create private, **protected courtyard** for residents

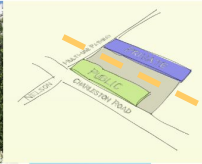
Group 2:



Preference for tall fencing paired with vegetation



low lights preferred; cut down on glare



B is a favorite

security cameras important in entrances and as many areas as possible



problems at 1885 with houseless folks sleeping in stairwells; keep stairwells closed and require fob entry



buzzer entry is very useful, if folks forget fob they can still be let in, buzzer should buzz apartments. If it buzzes their phones, they might let anyone in



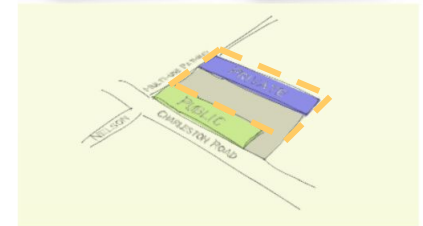
Group 3:

Analyze interaction between resident circulation and school children using bike path

Separating different modes of transportation: Would like to limit non-resident bicyclists crossing across property

Try to shield residents from vehicular traffic

Synergy between privacy and resident safety: orienting courtyard towards rear



01 Resident Safety

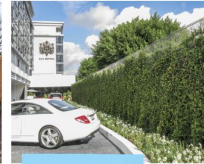
Key Takeaways:

- Create private, **protected courtyard** for residents
- Create secure **border around site** with **fobs/buzzers**

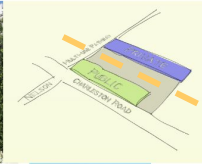
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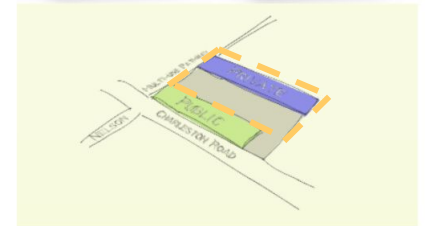
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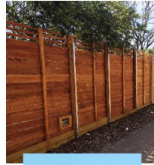


01 Resident Safety

Key Takeaways:

- Create private, **protected courtyard** for residents
- Create secure **border around site** with **fobs/buzzers**
- Utilize **vegetation and fencing** at perimeter for **safety**

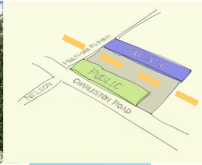
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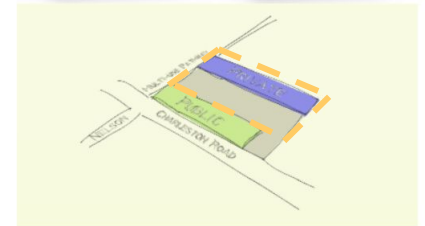
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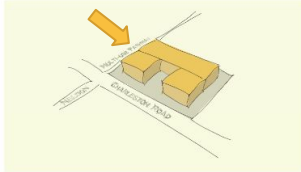


02 Building Height + Massing

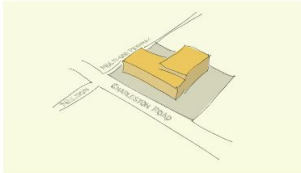
Key Takeaways:

- Massing arrangements that create courtyards were preferred

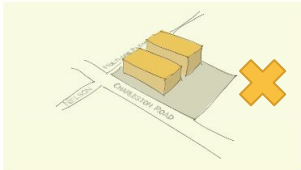
Group 1:



try and shift massing away from r-1 zoning, back from street at Charleston and church to the left might be preferred



whatever is chosen should be more appropriate for IDD occupants. For example, long hallways can be troublesome.



Only potentially concerning is the D option because a single development but it might look more massive than the other options.

A 3 story can work, I would be concerned about providing parking - concern of parking area and seeing parking from street

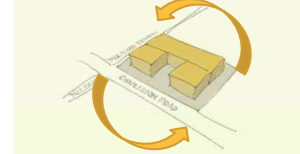
Consider how building design affect open space design

Given that Mitchell park is right nearby, there's opportunity to access the park

Group 3:



B | L-shape (3-story at front, 4 story volume extends toward rear)



C | 3-story U-shaped building; consider courtyard at front or rear?



Option B:
Long part of L in the rear area

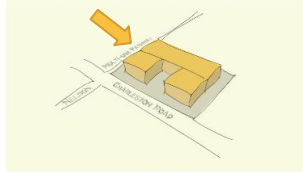
Option C:
Orient courtyard towards the rear

02 Building Height + Massing

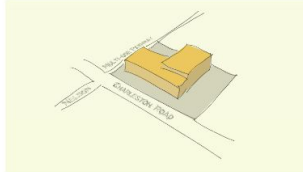
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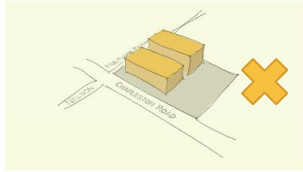
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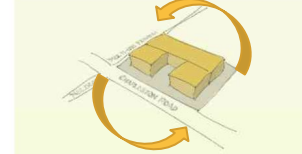
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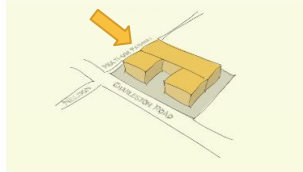
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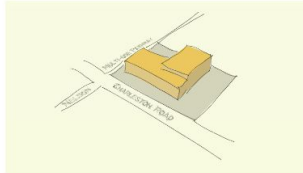
Key Takeaways:

- Massing arrangements that create **courtyards** were preferred
- **3 stories facing Charleston** favored - 4 stories at rear
- Massing should maximize **open space** for gardens and parking

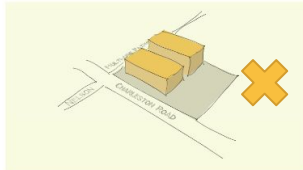
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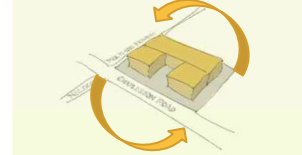
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Long part of L in the rear area

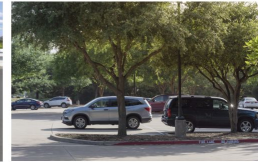
Option C:
Orient courtyard towards the rear

03 Vehicular Traffic + Parking

Key Takeaways:

- Trees to shade parking

Group 1:



the greener you can make it the better

Palo Alto has tree requirements for at-grade parking



additions to public transit and paratransit - should encourage



Right now, the traffic is already very slow during school hours - consider scheduling

all day vs school hours?

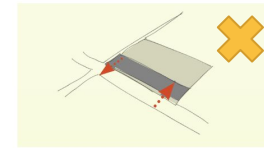
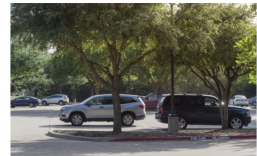
We don't want to see the similar parking like the existing - not seeing parking lot from the street would be preferred



Group 2:



A | Wider side lot, reduced to one entrance



C | Similar parking layout as existing (exit remains at Nelson)



don't want a second driveway to introduce more traffic

Arthur likes option A with angle to left so long edge parallel to charleston; similar to C but not fully across

trees better than solar panels

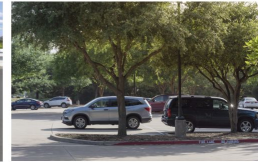
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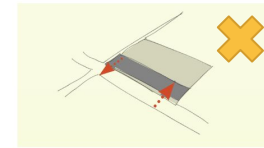
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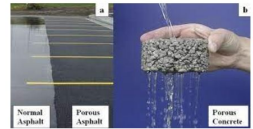
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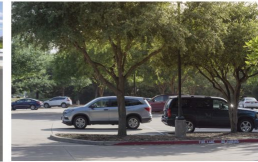
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03 Vehicular Traffic + Parking

Key Takeaways:

- Trees to shade parking
- Hide parking as much as possible
- One driveway preferred

Group 1:



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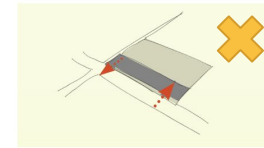
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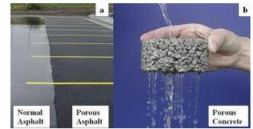
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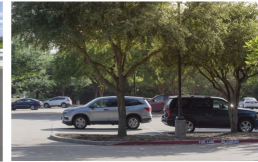
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03 Vehicular Traffic + Parking

Key Takeaways:

- **Trees** to shade parking
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- **One driveway** preferred
- Consider **scheduling** with local schools

Group 1:



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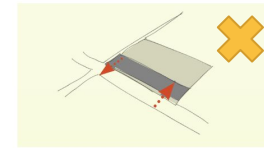
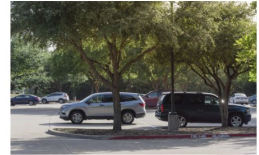
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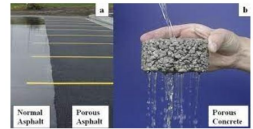
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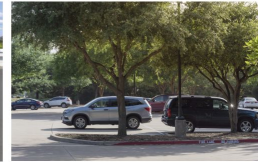
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03 Vehicular Traffic + Parking

Key Takeaways:

- **Trees** to shade parking
- **Hide parking** as much as possible
- **One driveway** preferred
- Consider **scheduling** with local schools
- **Accessibility + Sustainability**

Group 1:



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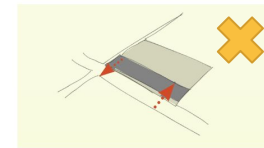
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04 Bike Traffic + Safety

Key Takeaways:

- Reduce vehicle ingress / egress crossing points

Group 2:



separate entry and circulation for bikes from cars; bollards, planters etc...

bike lane on left should be closed off, entry on right should continue; need opportunity for cars to come in and exit to right

Group 4:

I ride my bike a lot in the area but don't observe much traffic on Charleston, more on Nelson that goes through to Mitchell Park - street lights now address bikes! (great job!)

similarities to stevenson house for both # of residents & demographics - has little impact on the traffic



Great bike lane on Nelson with street lights for bikes

property does not need many bike infrastructure improvements

04 Bike Traffic + Safety

Key Takeaways:

- Reduce vehicle ingress / egress crossing points
- Separate bikes, pedestrians, and vehicle traffic

Group 2:



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Great bike lane on Nelson with street lights for bikes

property does not need many bike infrastructure improvements

04 Bike Traffic + Safety

Key Takeaways:

- Reduce vehicle ingress / egress crossing points
- Separate bikes, pedestrians, and vehicle traffic
- Existing light at Nelson to multi-use path works great and is where most bike-traffic crosses

Group 2:



separate entry and circulation for bikes from cars; bollards, planters etc...

bike lane on left should be closed off, entry on right should continue; need opportunity for cars to come in and exit to right

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05 Building Aesthetics

Key Takeaways:

- Eichler style is highly popular - see Eichler Design Guidelines

Group 1:

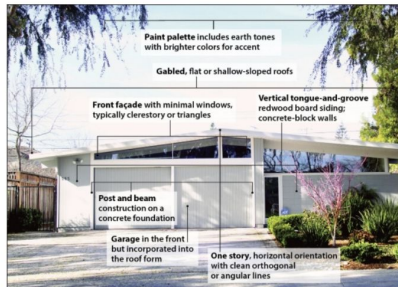
Strong roof lines - ARB
Would like to see more clear top

have a strong base middle and top - through materials, colors; flat roof is fine, but having more clear top



Clear top like oak court, in contrast to Alma

like the look of oak court



eichler fits in much more with the neighborhood

fit in with south palo alto aesthetic

Group 2:



Refinished Eichler in SF



Emphasis on Eichler Design Elements

Believes that refinished Eichler design would fit into neighborhood aesthetic

Unique Eichler features: large wood beams, mid-century features, classic Eichler colors, natural wood features, stucco

Harmony with neighboring Eichler buildings + church building



Wood

05 Building Aesthetics

Key Takeaways:

- Eichler style is highly popular - see Eichler Design Guidelines
- Use natural materials and colors

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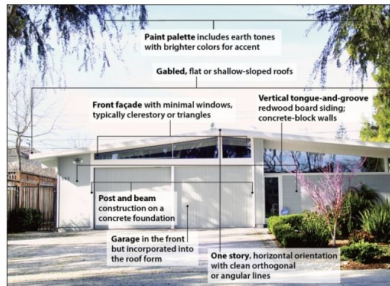
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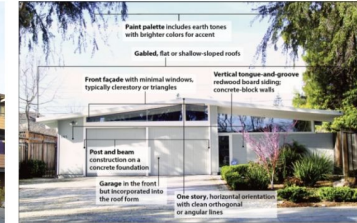
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Wood

05 Building Aesthetics

Key Takeaways:

- Eichler style is highly popular - see Eichler Design Guidelines
- Use natural materials and colors
- Strong roof lines and clerestories

Group 1:

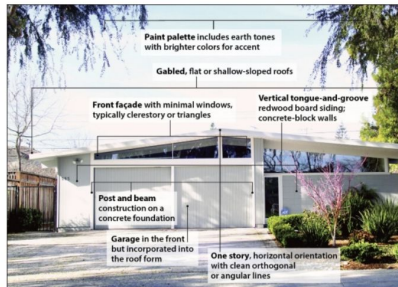
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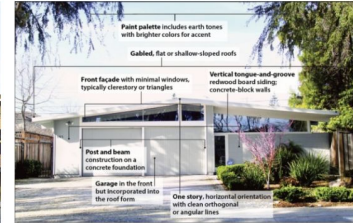
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Wood

06 Neighbor Privacy

Key Takeaways:

- Find ways to provide light/views that do not look towards residential neighborhood

Group 3:

Do not find any of the images compelling: too generic, contemporary, could see this anywhere in the country, not community-specific

Concerned about large building looking into neighboring homes, lack of resident + neighbor privacy

Likes idea of interior courtyard and inward, courtyard-facing windows

Likes clerestory windows to provide light but not views

Would not like to look out on Charleston or Middlefield Road

Group 4:



important to consider privacy of single story neighbors with views from the 3rd & 4th floors

like the screen of trees - as a resident it would be nice to have sun in the morning

benefits of a room looking out at trees, even if you lose the view

goal of the project should be so that people like the projects even after they are built - trees are a great way to blend the building into the project

06 Neighbor Privacy

Key Takeaways:

- Find ways to provide light/views that do not look towards residential neighborhood
- Use tall trees to screen building and blend into neighborhood

Group 3:

Do not find any of the images compelling: too generic, contemporary, could see this anywhere in the country, not community-specific

Concerned about large building looking into neighboring homes, lack of resident + neighbor privacy

Likes idea of interior courtyard and inward, courtyard-facing windows

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07 Gardening On-site

Key Takeaways:

- Food-producing landscaping

Group 1:

water use -
community gardens,
bioretention,
planting selection,
c3 compliance, etc.

food-
producing
landscapes -
consider
hydroponics

partnering
with local
programs such
as ADA's and
the church



This all looks
great!
(response to
initial
presentation)

Group 4:



like A because
having wheelchair
access is very
important, not as
easy to use a
wheelchair on gravel

concrete pads
for
accessibility
for wheelchair
users

drought
tolerant
plants



important to
have gardens in
sun - could also
provide a buffer
for neighbors



07 Gardening On-site

Key Takeaways:

- Food-producing landscaping
- Accessibility of landscape features

Group 1:

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07 Gardening On-site

Key Takeaways:

- Food-producing landscaping
- Accessibility of landscape features
- Partner with community organizations such as Ada's

Group 1:

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07 Gardening On-site

Key Takeaways:

- Food-producing landscaping
- Accessibility of landscape features
- Partner with community organizations such as Ada's
- Sensory Gardens

Group 1:

water use - community gardens, bioretention, planting selection, c3 compliance, etc.

food-producing landscapes - consider hydroponics

partnering with local programs such as ADA's and the church



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(response to initial presentation)

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concrete pads for accessibility for wheelchair users

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07 Gardening On-site

Key Takeaways:

- Food-producing landscaping
- Accessibility of landscape features
- Partner with community organizations such as Ada's
- Sensory Gardens
- Shading + Sustainability

Group 1:

water use - community gardens, bioretention, planting selection, c3 compliance, etc.

food-producing landscapes - consider hydroponics

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08 Street Trees + Site Trees

Key Takeaways:

- Plant a lot of trees since they will help with privacy

Group 2:

(didn't have time to discuss)

Group 4:



city named after trees - so it is appropriate to have lots of trees for shade & privacy



what kinds of trees will work in the area (drought tolerant, tall, good for the area)?

trees along Charleston would provide shade (s orientation) and privacy

08 Street Trees + Site Trees

Key Takeaways:

- Plant a lot of trees since they will help with privacy
- Trees create nice views for residents rather than busy street or parking

Group 2:

(didn't have time to discuss)

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- Create shade

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08 Street Trees + Site Trees

Key Takeaways:

- Plant a lot of **trees** since they will **help with privacy**
- **Trees create nice views** for residents rather than busy street or parking
- Create **shade**
- Consider **sustainability**

Group 2:

(didn't have time to discuss)

Group 4:



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what kinds of trees will work in the area (drought tolerant, tall, good for the area)?

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Who are the potential stakeholders who will be affected by the design of the building and its site?



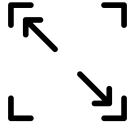
04

Design Progress Presentation

6:25 pm - 6:55 pm



Design Drivers



Setback

24' from Charleston



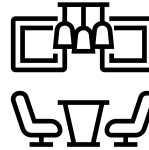
Building height

50' maximum



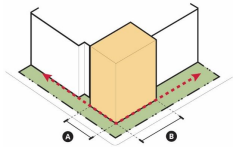
Municipal Code

City of Palo Alto



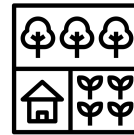
Common area

1,000 sf minimum



Objective Standards

City of Palo Alto



Outdoor area

200 sf minimum

What does “in-progress design” mean?

In-progress design:

Designs go through many design iterations; this is a continuous process of evolution and improvement.

Collaboration is crucial, and critical feedback is encouraged through this process.



Example: Leigh Avenue Senior Apartments



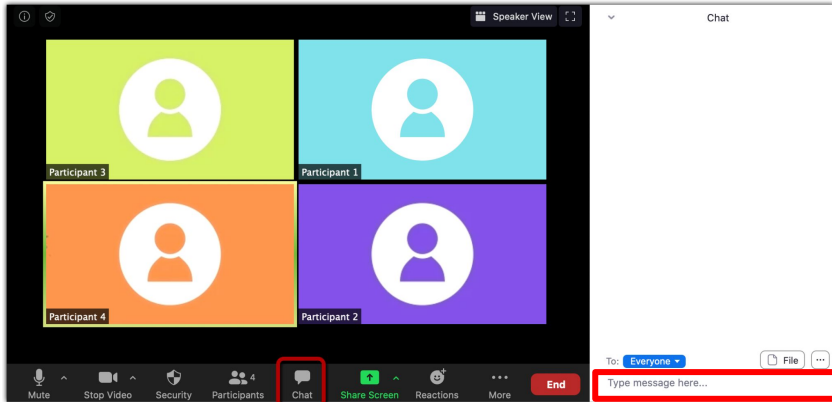
In-progress design



Finished Building

Ground Rules

Option 1: Use the Chat



Option 2: Wait for Q&A session discussion

Discussion will be held after the presentation, from 7:00 pm - 7:30 pm.

A1

Template

Workshop #2 Notes

Participant quotes
/ selected images

First pass at design

Drawings / Diagram

Please reference slide in the chat. For example: “In slide A0, I liked....”

A1

Template

Workshop #2 Notes

Participant quotes
/ selected images

First pass at design

Drawings / Diagram

Architectural Design Progress Presentation

A reminder that this design is in-progress and we want to hear what you like, dislike, love or want to see change.



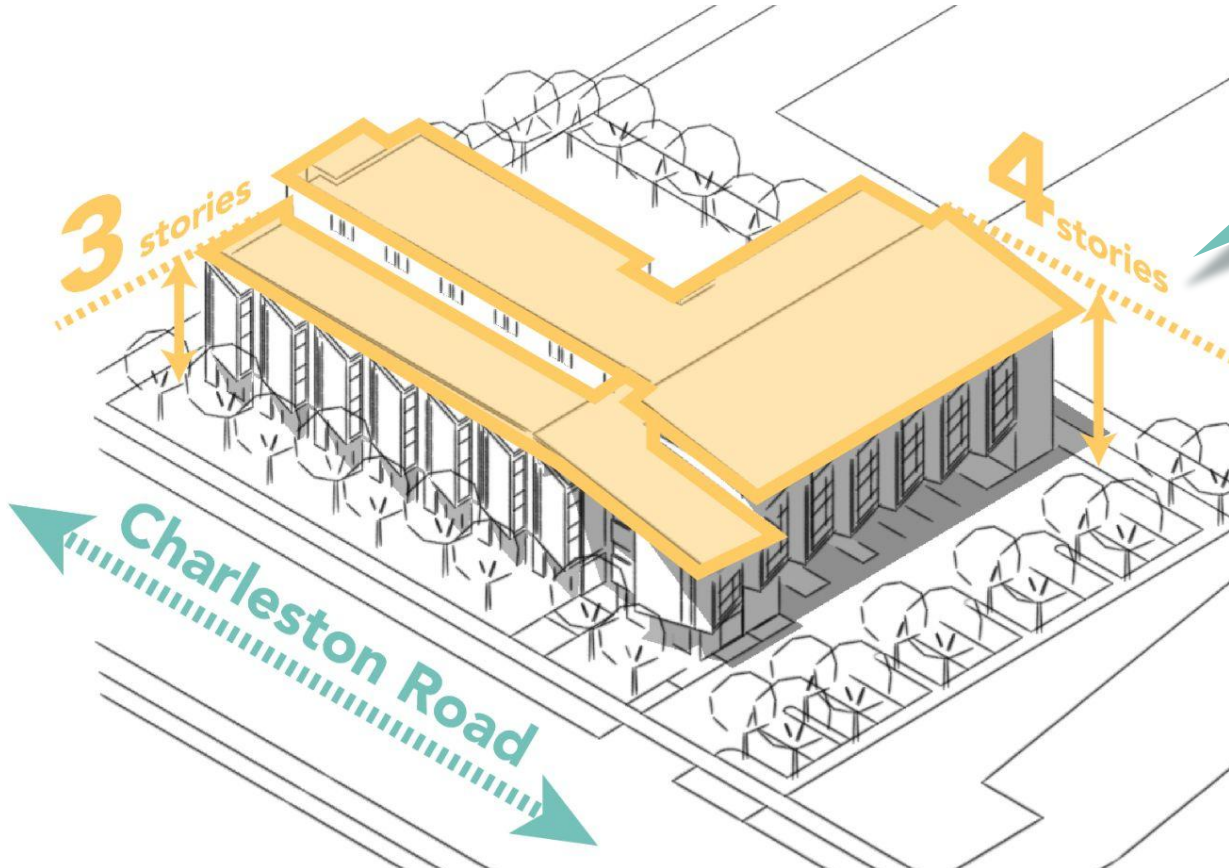
A0

Site Orientation

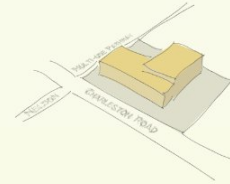


A1

Building Height + Massing

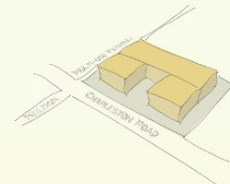


L-shaped building:
**shorter volume
along Charleston**



Likes idea of
interior courtyard
and inward,
courtyard-facing
windows

B | L-shape (3-story at front, 4 story
volume extends toward rear)

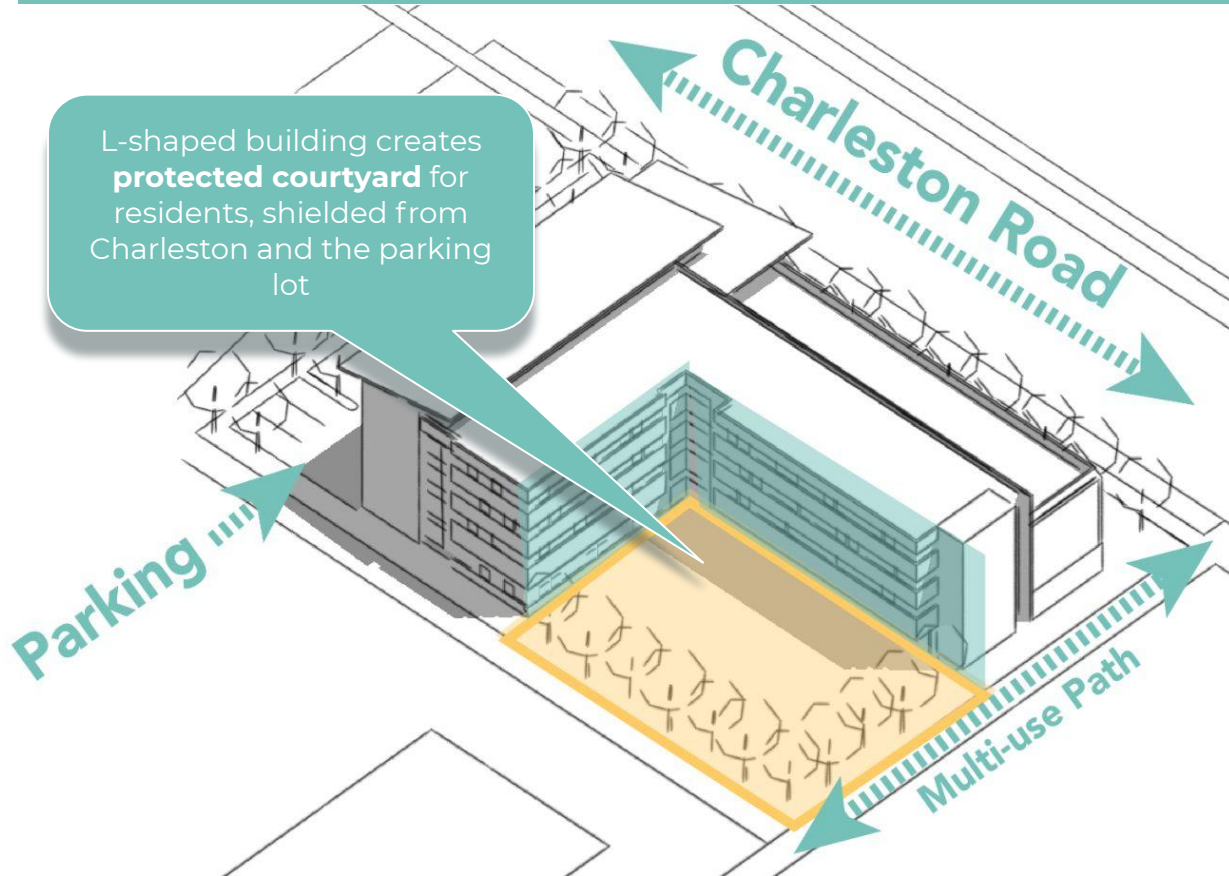


A 3 story can work, I
would be concerned
about providing
parking - concern of
parking area and
seeing parking from
street

C | 3-story U-shaped building;
consider courtyard at front or rear?

A2

Open Space + Resident Safety



Try to shield residents from vehicular traffic

Synergy between privacy and resident safety: orienting courtyard towards rear



B is a favorite

Given that Mitchell park is right nearby, there's opportunity to access the park

A3

Building Aesthetics

Unique Eichler features: large wood beams, mid-century features, classic Eichler colors, natural wood features, stucco

have a strong base middle and top - through materials, colors; flat roof is fine, but having more clear top



Wood



Stucco

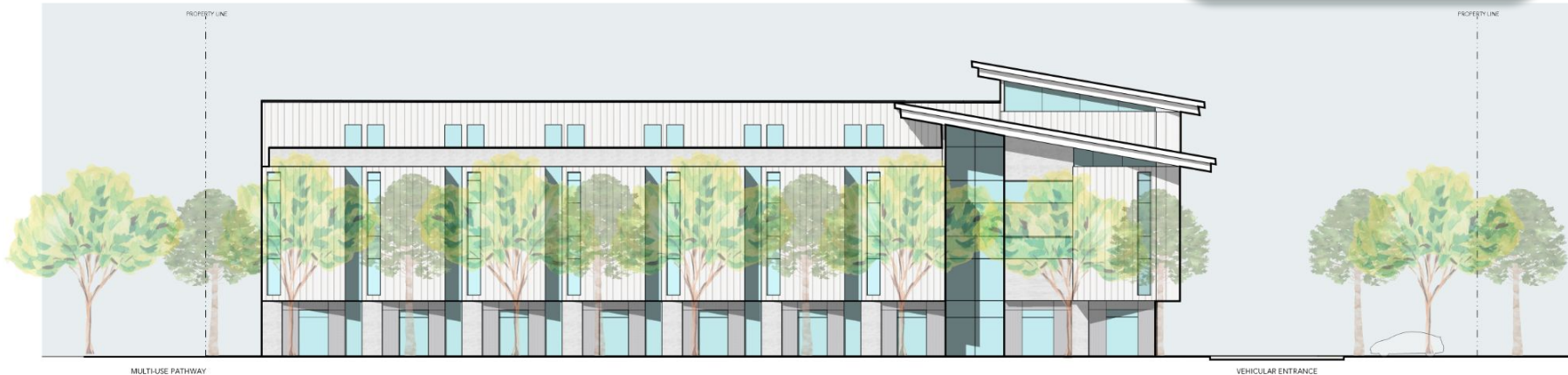


Vertical siding



Concrete / block

Material palette to be based off **natural materials** as seen in surrounding Eichlers, such as **vertical siding** and wood.



1 **SOUTHEAST ELEVATION**

1/8" = 1'-0"

A4

Building Aesthetics

Believes that refinished Eichler design would fit into neighborhood aesthetic

Harmony with neighboring Eichler buildings + church building



Refinished Eichler in SF



eichler fits in much more with the neighborhood

fit in with south palo alto aesthetic



Strong roof line - **extended eaves** with exposed beams

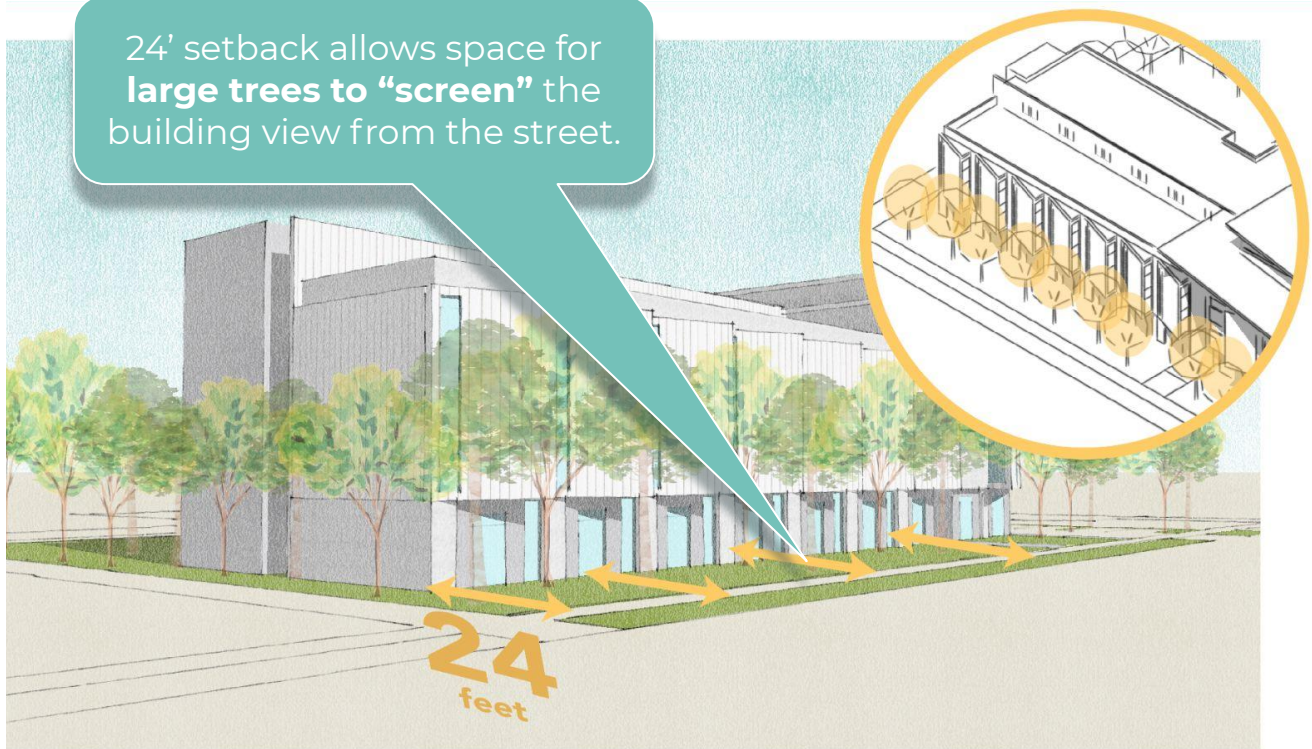
Clerestory windows highlight the main entry



A5

Building Aesthetics

24' setback allows space for **large trees** to “**screen**” the building view from the street.



Concerned about large building looking into neighboring homes, lack of resident + neighbor privacy

trees need to be tall enough to shield even upper floors

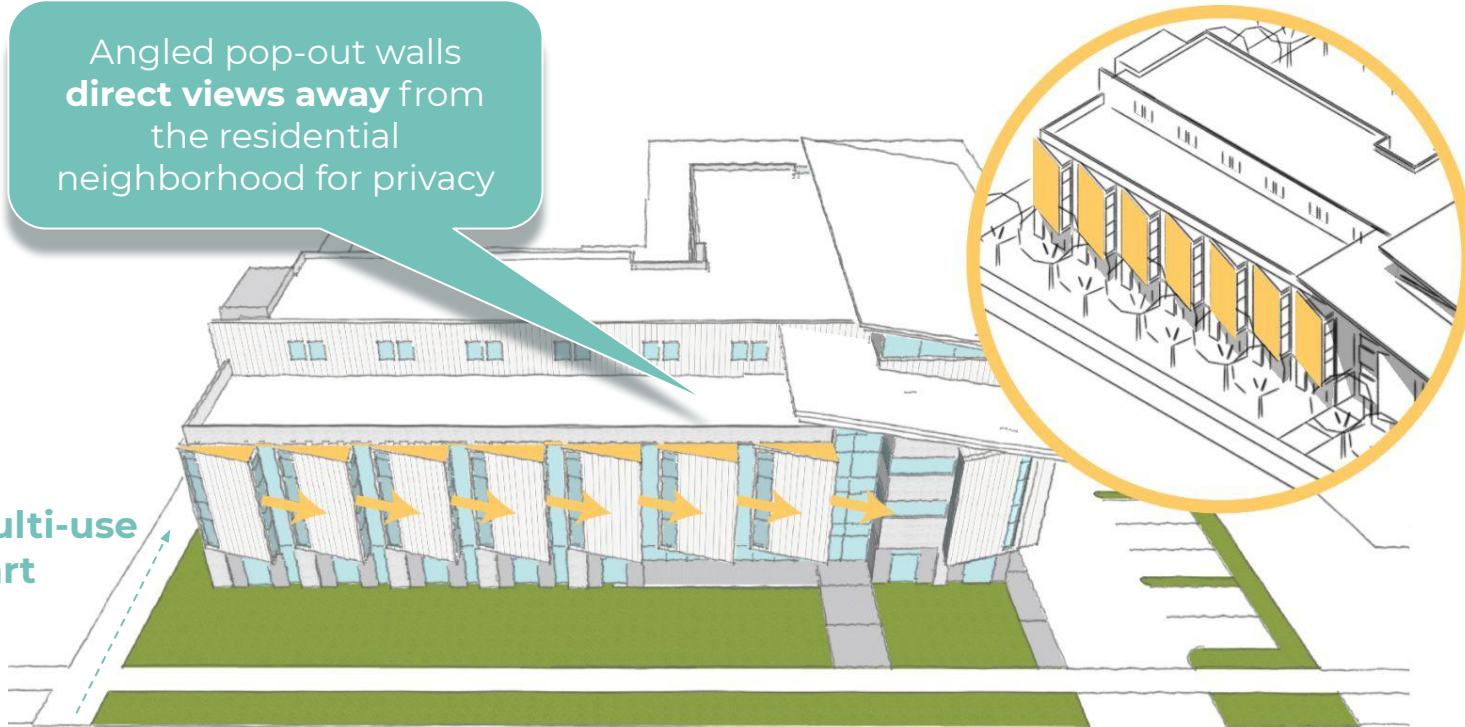
trees enable the building to "blend" more into the surroundings especially over time

A6

Neighbor Privacy + Building Aesthetics

Angled pop-out walls **direct views away** from the residential neighborhood for privacy

Multi-use Part



----- Charleston Road -----

Concerned about large building looking into neighboring homes, lack of resident + neighbor privacy

trees need to be tall enough to shield even upper floors

trees enable the building to "blend" more into the surroundings especially over time

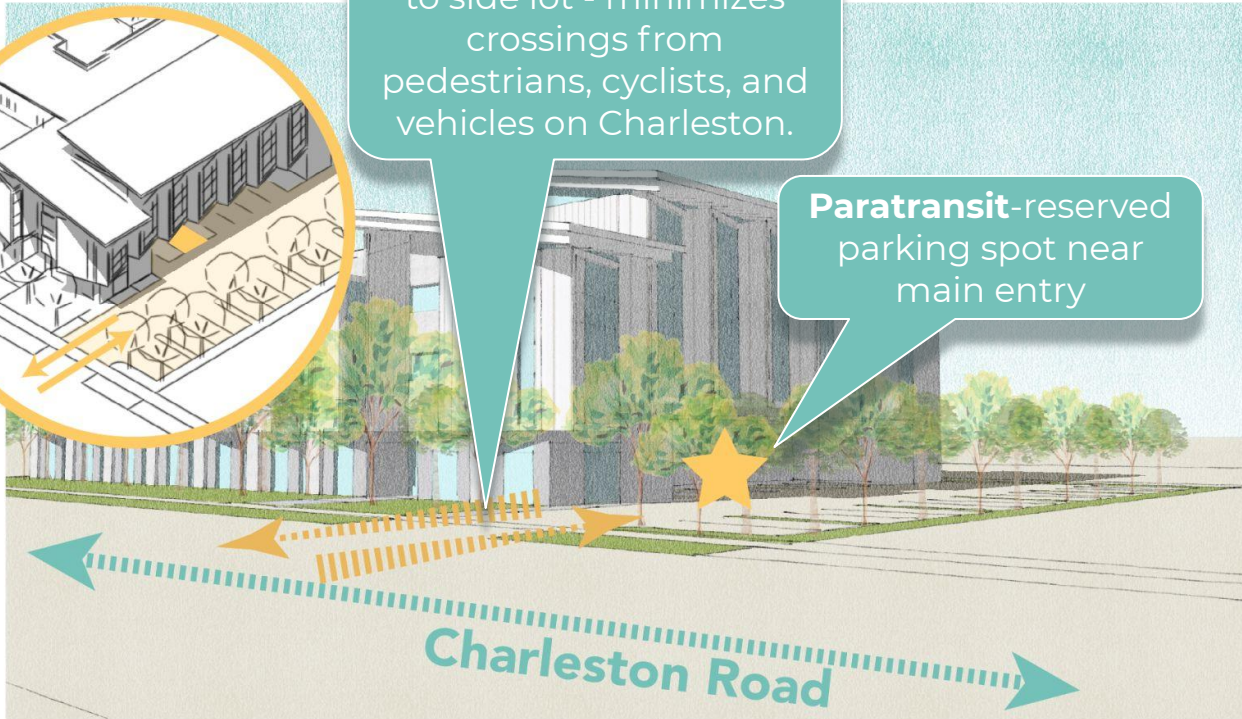
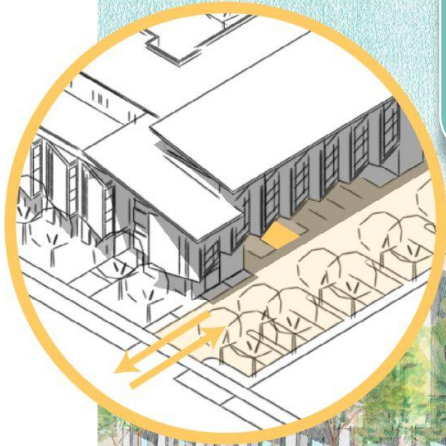
A7

Vehicle Traffic + Parking

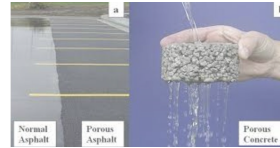
Single vehicle entrance
to side lot - minimizes
crossings from
pedestrians, cyclists, and
vehicles on Charleston.

Paratransit-reserved
parking spot near
main entry

Charleston Road



tuck under
parking good
for when it
rains



don't want a
second
driveway to
introduce
more traffic



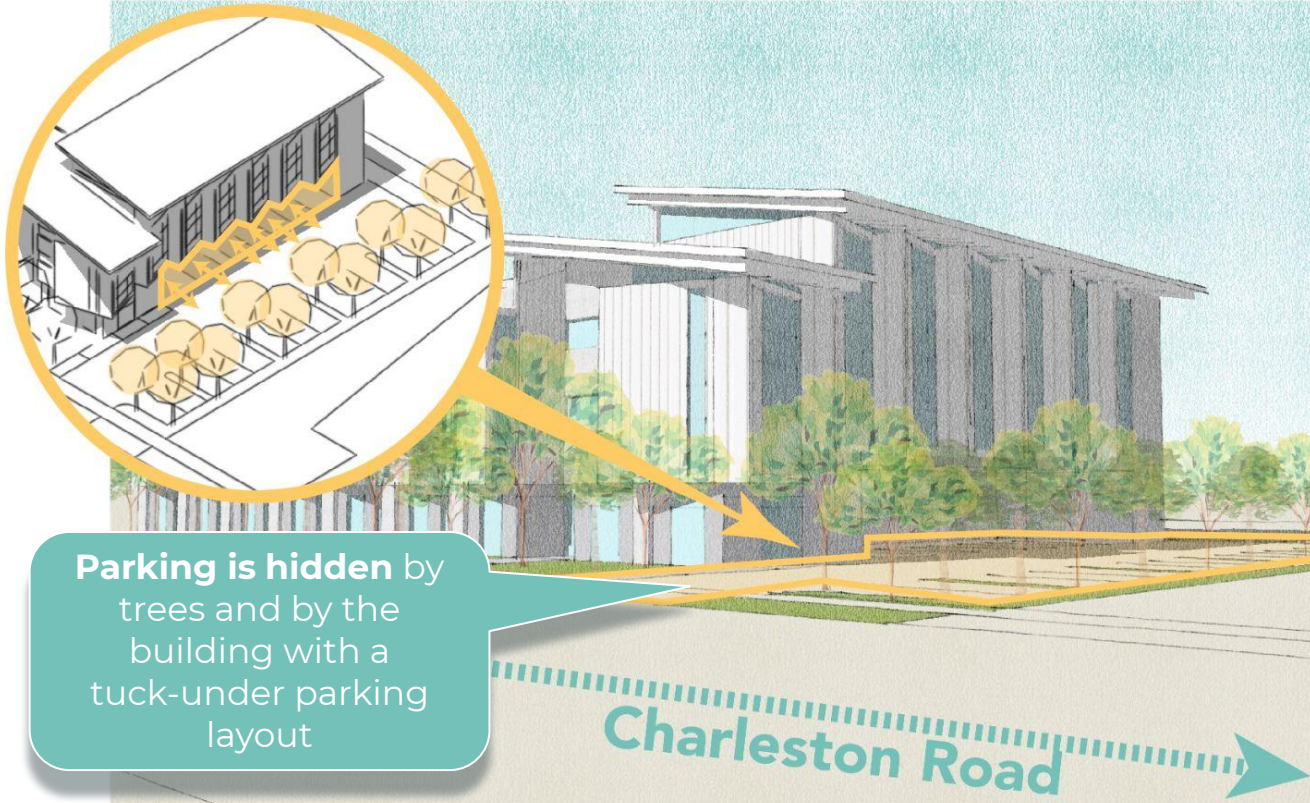
Should
encourage
public transit
and
paratransit



for pavers: need
to be smooth
for wheelchairs!
porous asphalt
would be best

A8

Vehicle Traffic + Parking



trees better than solar panels

the greener you can make it the better

Palo Alto has tree requirements for at-grade parking



We don't want to see the similar parking like the existing - not seeing parking lot from the street would be preferred

tuck in parking is fine but soft wall for architects to deal with

A9

Bike + Pedestrian Safety

separate entry and circulation for bikes from cars; bollards, planters etc...

bike lane on left should be closed off, entry on right should continue; need opportunity for cars to come in and exit to right

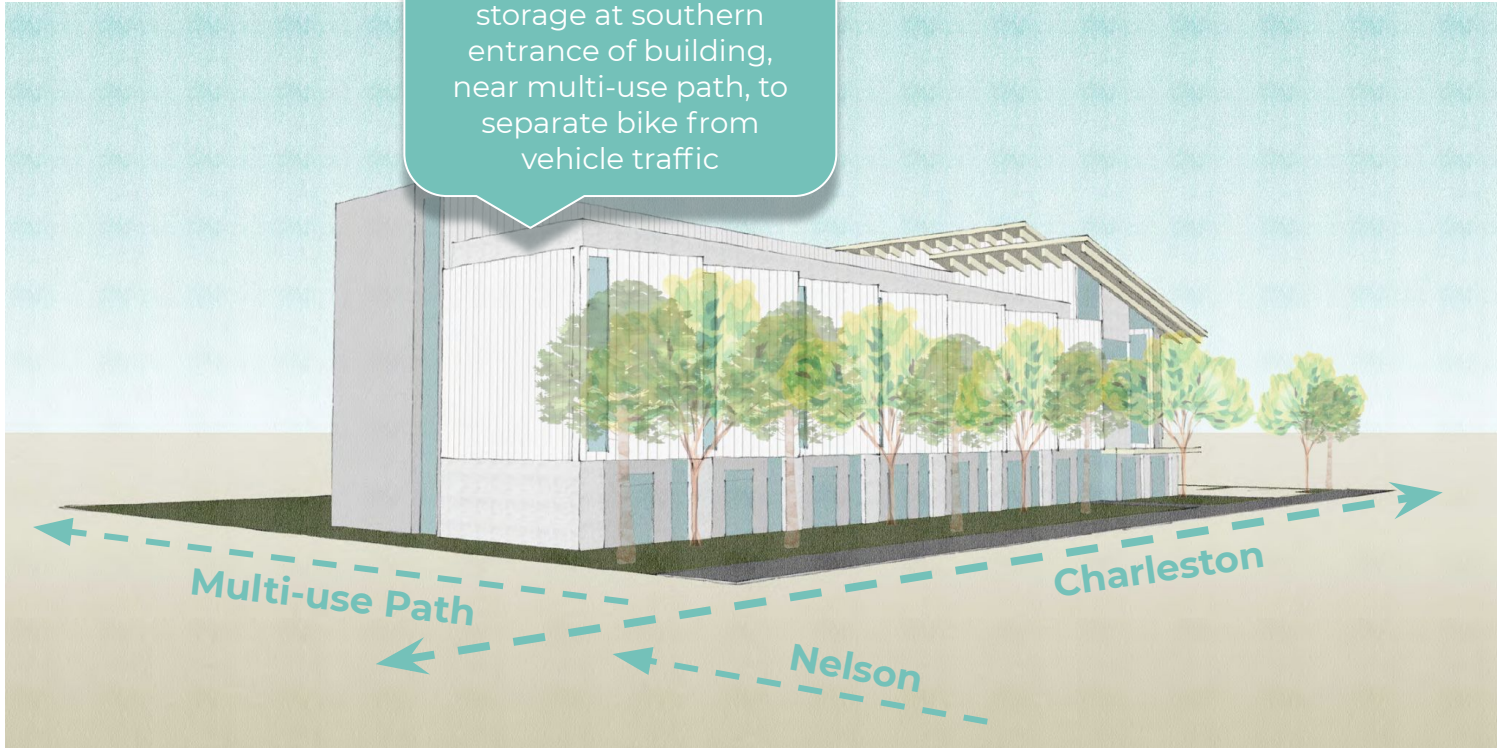
bike cage should be part of resident safety; made of very heavy gauge metal; should only be key fob accessible

I ride my bike a lot in the area but don't observe much (bike) traffic on Charleston, more on Nelson that goes through to Mitchell Park - street lights now address bikes! (great job!)

Great bike lane on Nelson with street lights for bikes

property does not need many bike infrastructure improvements

Secure, indoor bike storage at southern entrance of building, near multi-use path, to separate bike from vehicle traffic



Landscape Design Progress Presentation

A reminder that this design is in-progress and we want to hear what you like, dislike, love or want to see change.



L1

Overall Landscape Concept

Heidi Voltmer : It would be nice to consider something in the Eichler style/wood-natural style instead of these very modern styles that may look outdated in a short period of time.

Arthur Keller : Trees are very important, including as screens

El's iPhone : Drought friendly/accessible seems to make sense.

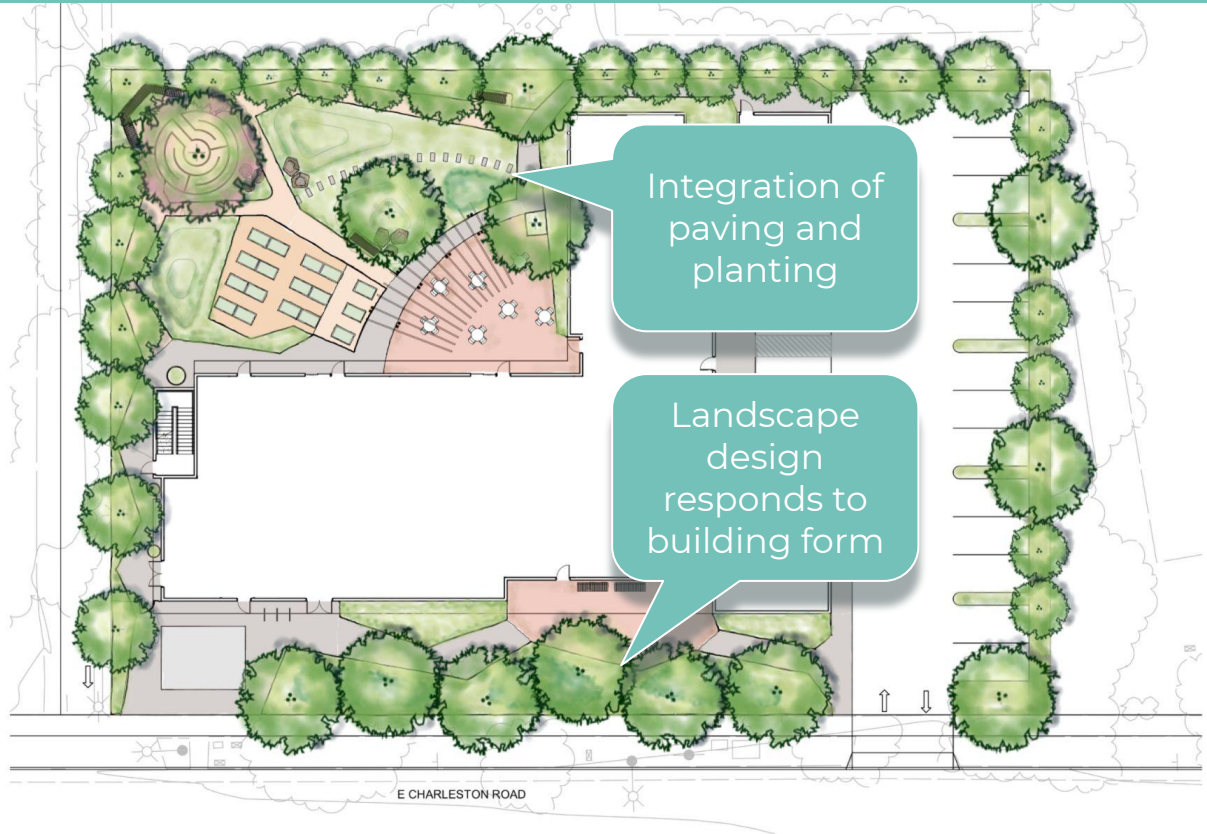
Palo Alto Eichler Neighborhood Design Guideline



Example of good front yard landscaping with an appropriate balance of trees, shrubbery, and paving.



Example of an inappropriate fence. The fence is exceptionally high and not visually penetrable; additionally it encloses almost the entire front yard of the home.



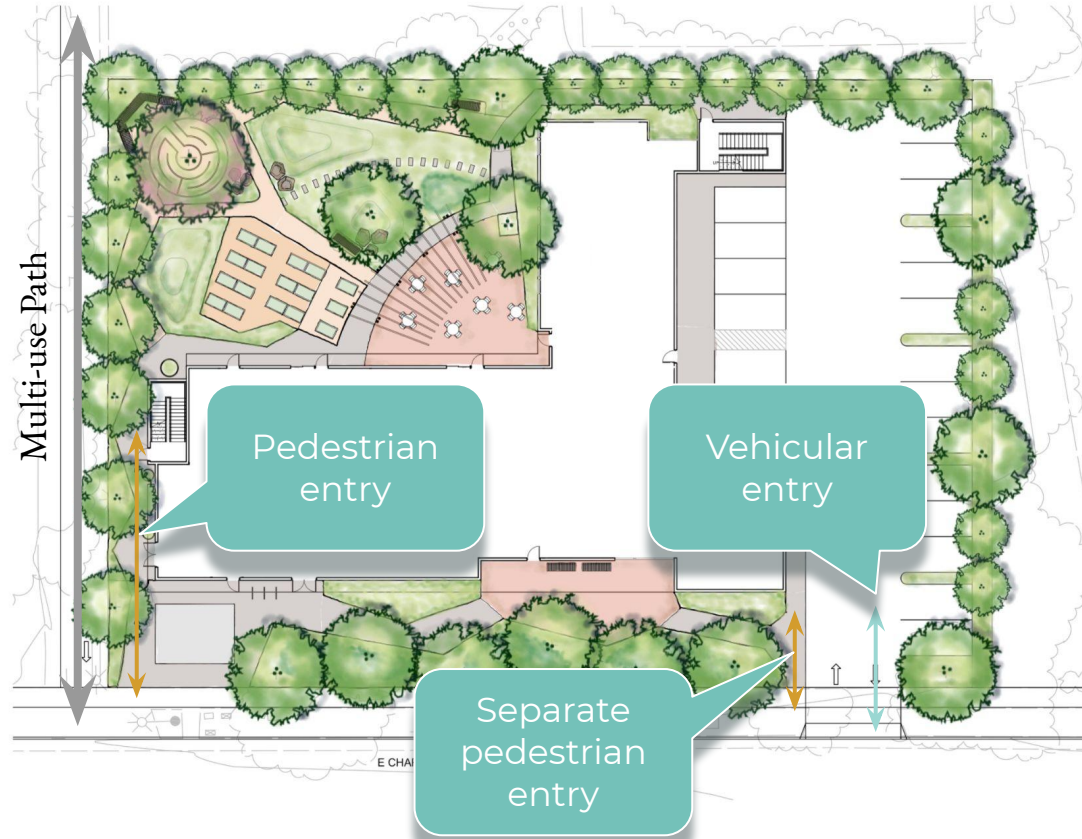
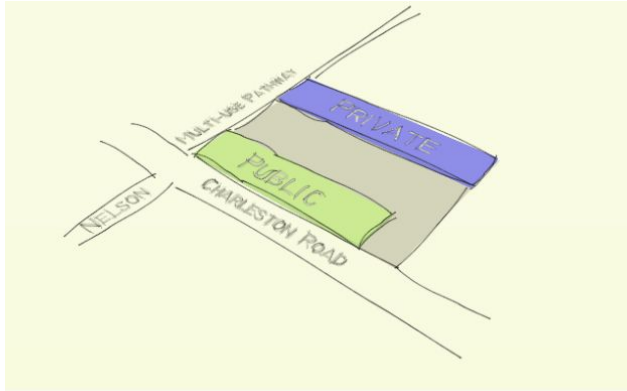
L2

Circulation

important to have walkways without cars

don't want a second driveway to introduce more traffic

Area for improvement - More trees and natural landscaping, wider bike path or divided path for bikers and walkers



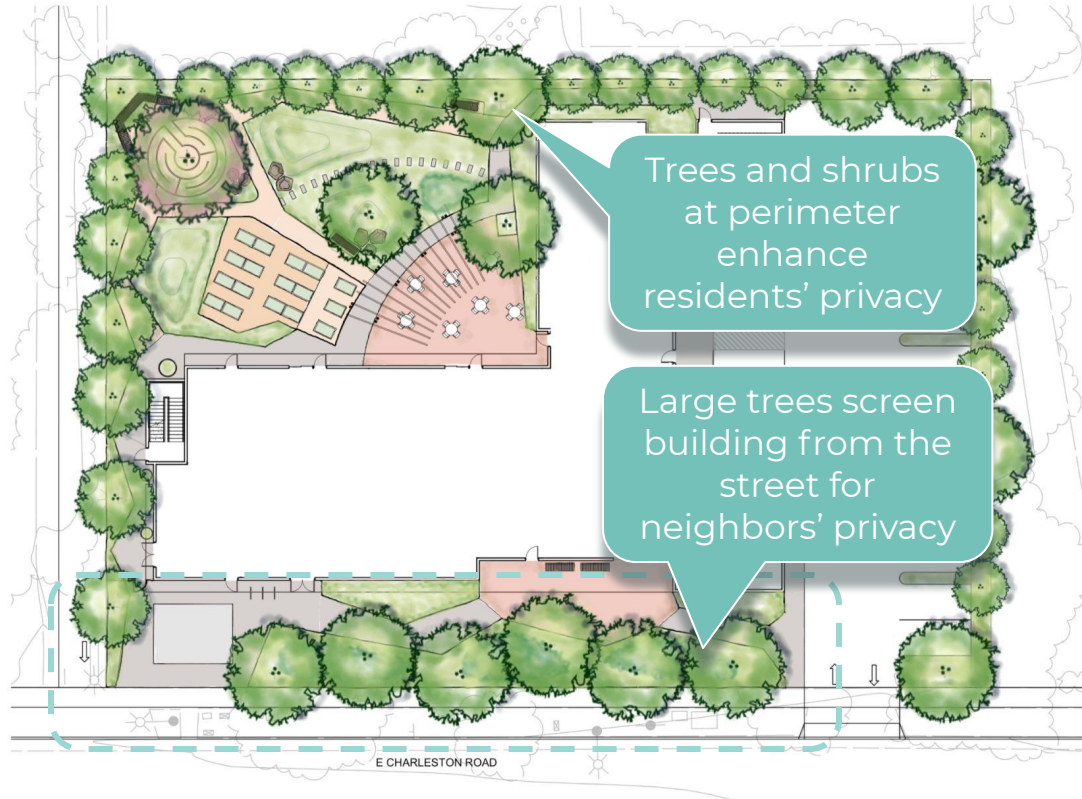
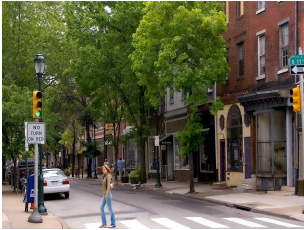
L3

Street Trees + Neighbor and Resident Privacy

trees enable the building to "blend" more into the surroundings especially over time

trees need to be tall enough to shield even upper floors

appropriate to have lots of trees for shade & privacy

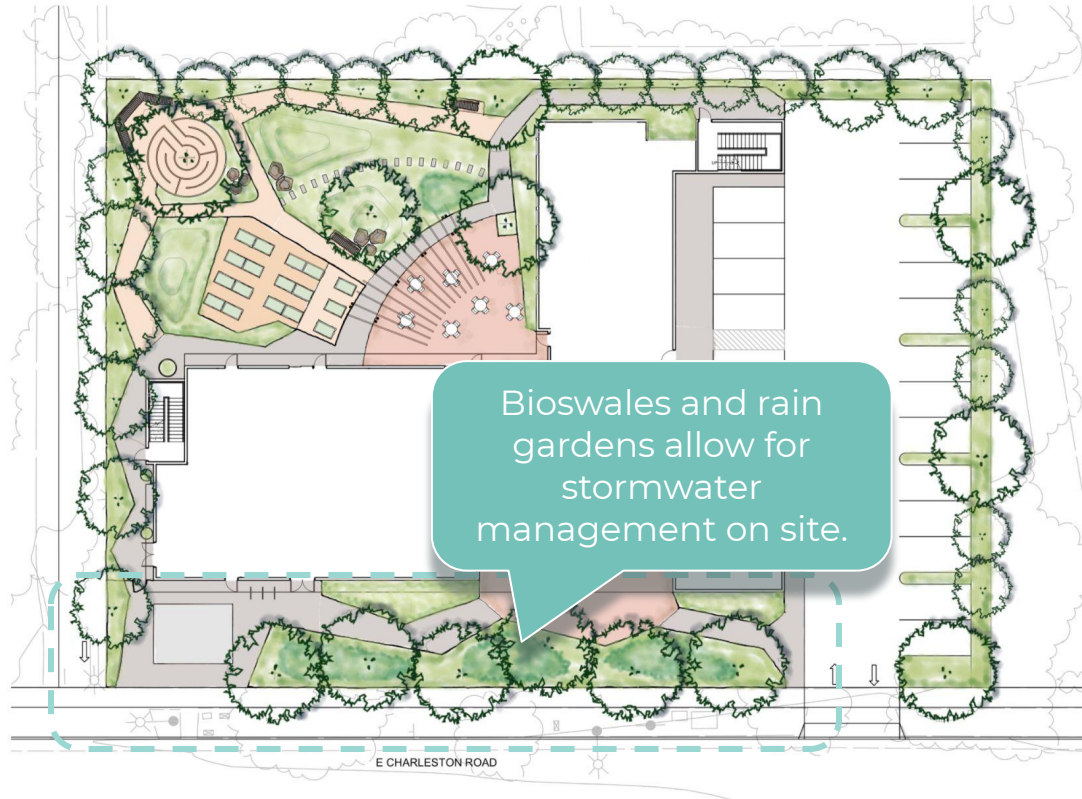


L4

Rain water



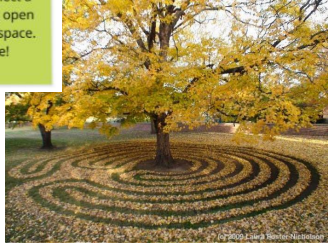
Make sure we start with base requirements - c3; bioretention areas, then design for amenities.



L5

Garden Experience

I'd love to see this project reflect a welcoming open and green space. A home!



Meditation Garden + Labyrinth



Sensory Garden



Low maintenance, native and drought tolerant plant



Garden Seating

I'd like to be helpful in creating outdoor spaces that consider the needs of not only those who are physically disabled, but those who have autism, and other non-physical disabilities.



L6

Gardening On-site

concrete pads
for
accessibility
for wheelchair
users

drought
tolerant
plants

important to
have gardens in
sun - could also
provide a buffer
for neighbors



partnering
with ada's
the church

water
use

food-
producing
landscapes



Vegetable garden
for food, health
and community-
building

E CHARLESTON ROAD

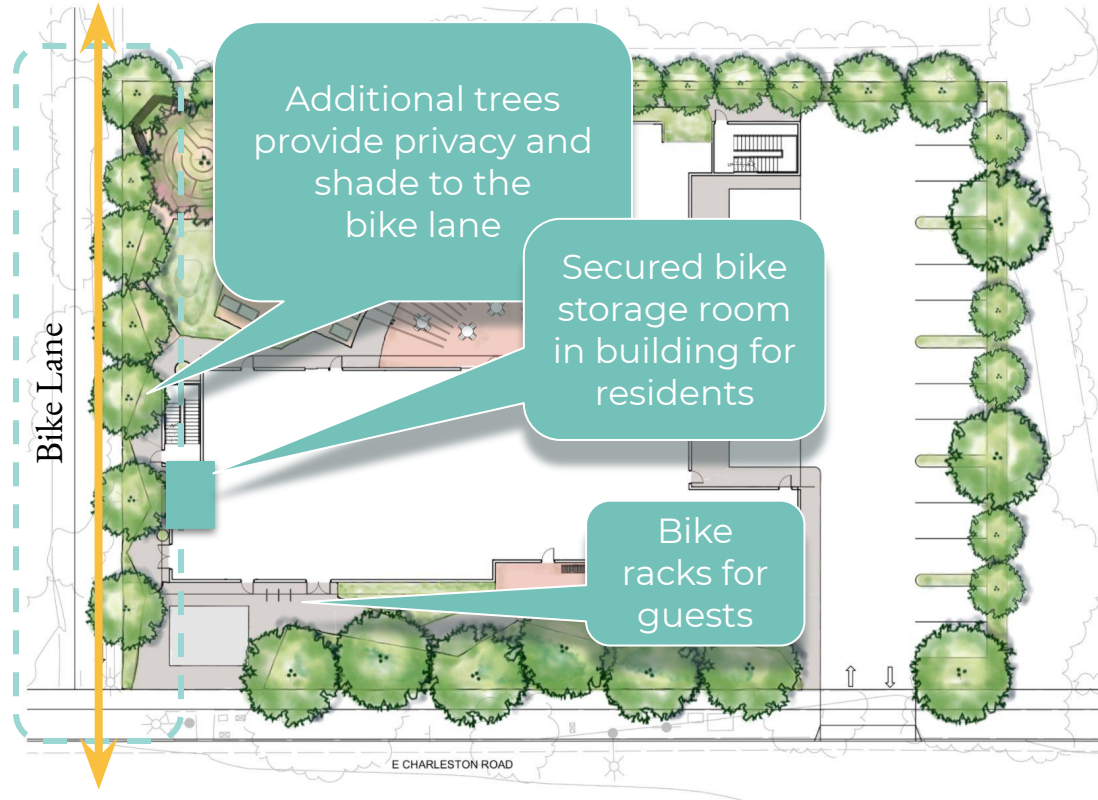
L7

Bike Safety

Changes I'd like to see:
more trees, protected bike lanes

separate entry and circulation for bikes from cars; bollards, planters etc...

I'd like to see minimizing car parking and improve safety for bike/ped. More parking = more traffic



L8

Memorial Garden



05

Workshop: Design Details

6:30 pm - 7:55 pm



Today's Objectives:

1. Co-create design solutions for topics identified by Workshop #1
2. Consider all potential project stakeholders



Please note:
Topics will focus on building exterior and site *only*.

If you have a connection to the IDD community and would like to join a focus group to provide input on unit layout and interiors, please email:

MitchellParkApartments@edenhousing.org

Or email me directly at:

kate@ojkarch.com



Architectural Design Discussion

Which of the following
solutions to the
presented design
challenges is your
favorite?

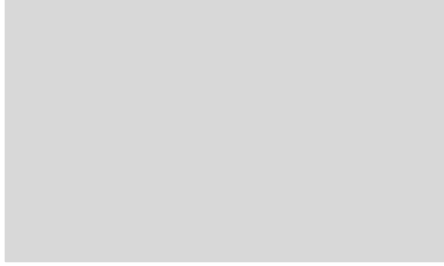


Landscape Design Discussion

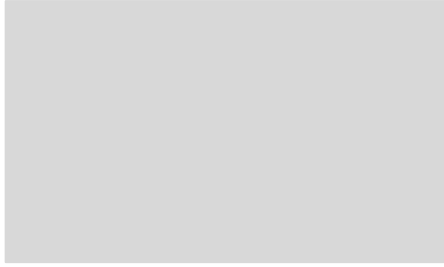
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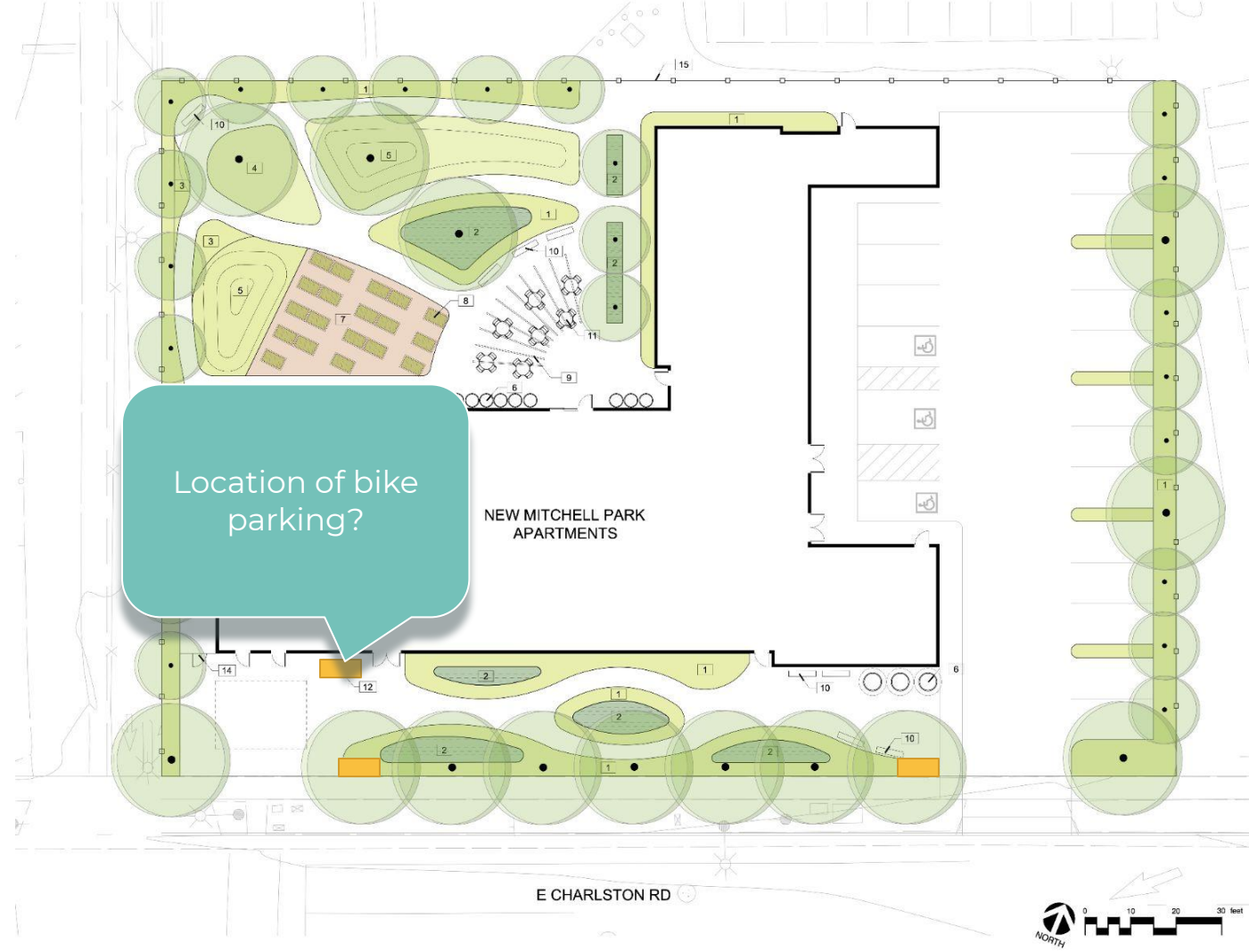
Near building



Near bike lane



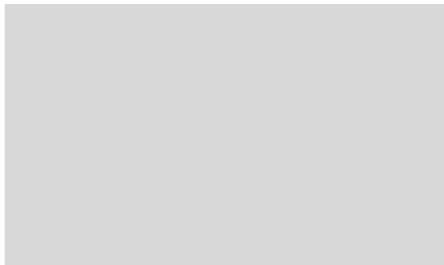
Near building entry



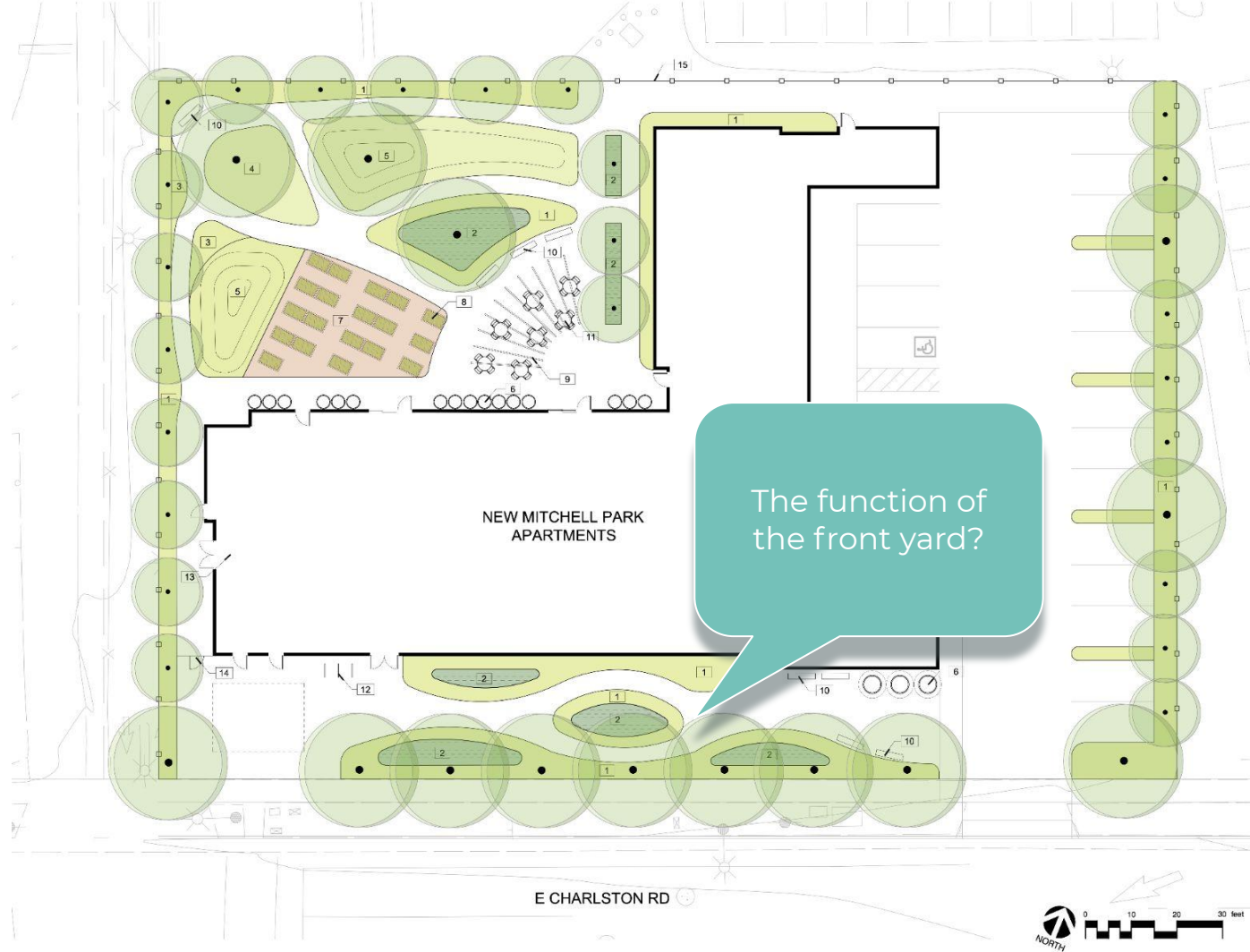
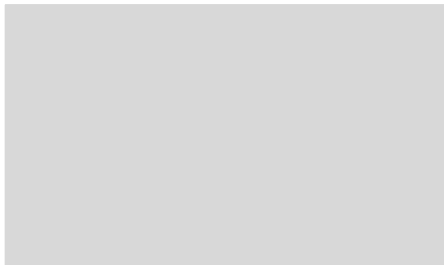
Buffer



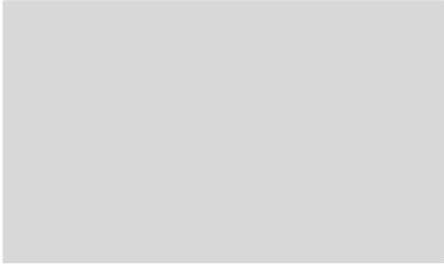
Seatings



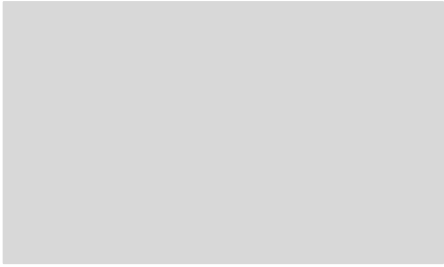
Active activities



Open



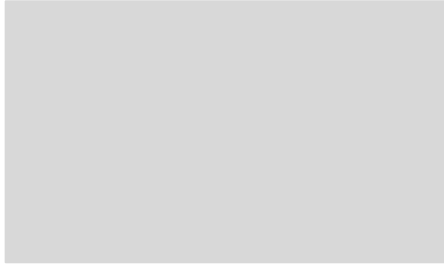
Mounds



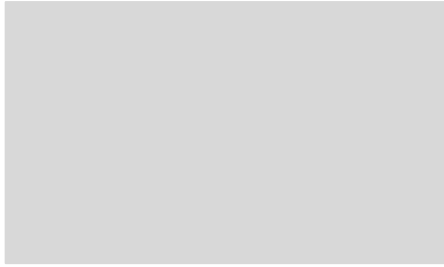
Both



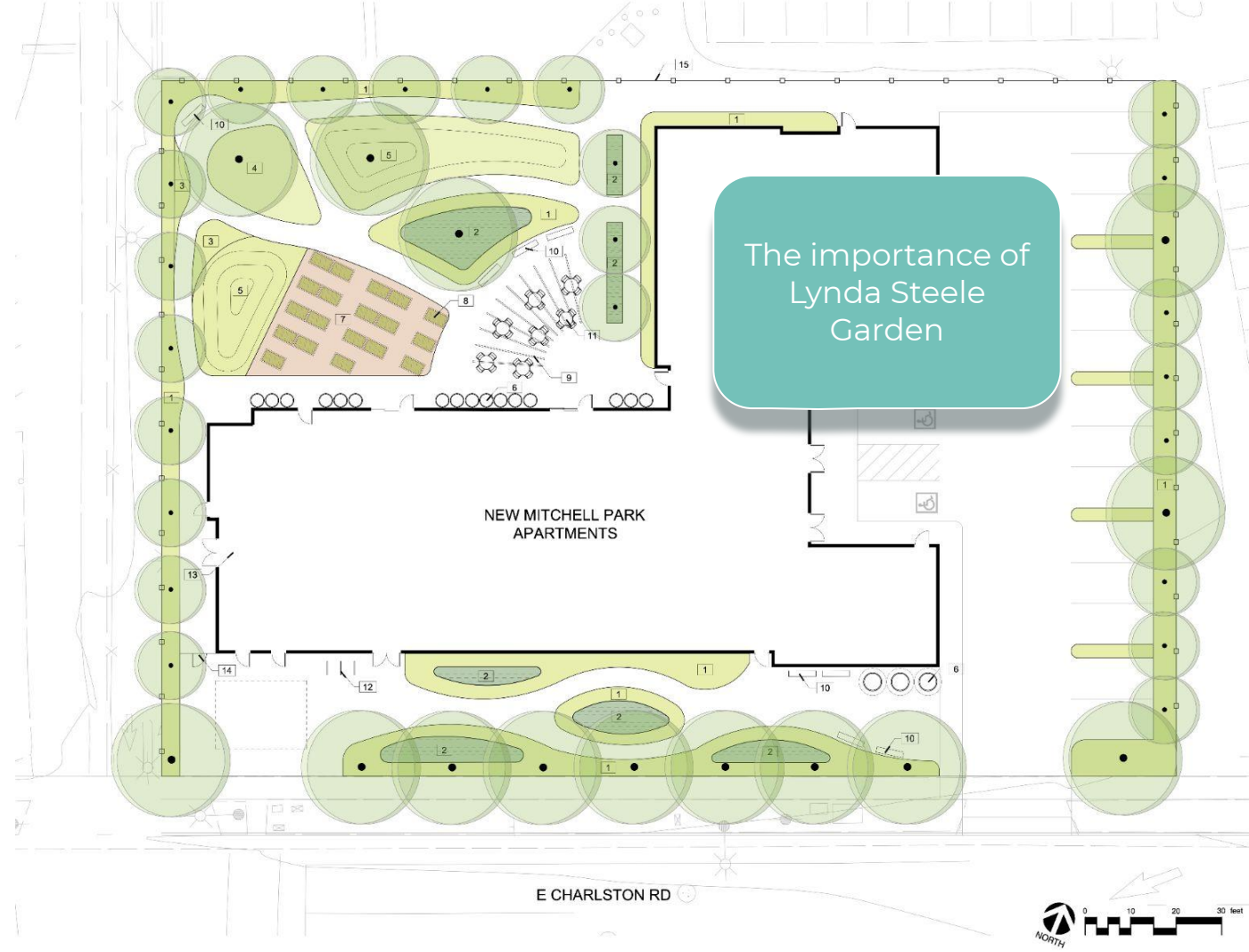
Elements



Layout



Function



05

Closing + Next Steps

6:55 pm - 7:00 pm



Project Process



RFO Process

Santa Clara County
Awarded Eden +
OJK this project.



Project Process



RFO Process

Santa Clara County
Awarded Eden +
OJK this project.



Community Workshop #1

Purpose: Learning
from the
community

Project Process



RFO Process

Santa Clara County
Awarded Eden +
OJK this project.



Community Workshop #1

Purpose: Learning
from the
community



Community Workshop #2

Purpose:
Co-creating the
vision for this
property

Project Process



RFO Process

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Community Workshop #1

Purpose: Learning
from the
community



Community Workshop #2

Purpose:
Co-creating the
vision for this
property



Community Workshop #3

Purpose: Presenting
the co-created design
and final feedback

Project Process



RFO Process

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Community Workshop #1

Purpose: Learning
from the
community



Community Workshop #2

Purpose:
Co-creating the
vision for this
property



Community Workshop #3

Purpose: Presenting
the co-created design
and inviting initial
feedback

End of Workshop Series

Community engagement process



Project Process



RFO Process
Santa Clara County
Awarded Eden +
OJK this project.



Community Listening
Purpose: Learning
from the
community



Community Design
Purpose:
Co-creating the
vision for this
property



Community Writing
Purpose: Presenting
the co-created design
and final feedback

What happens now?

End of Workshop Series

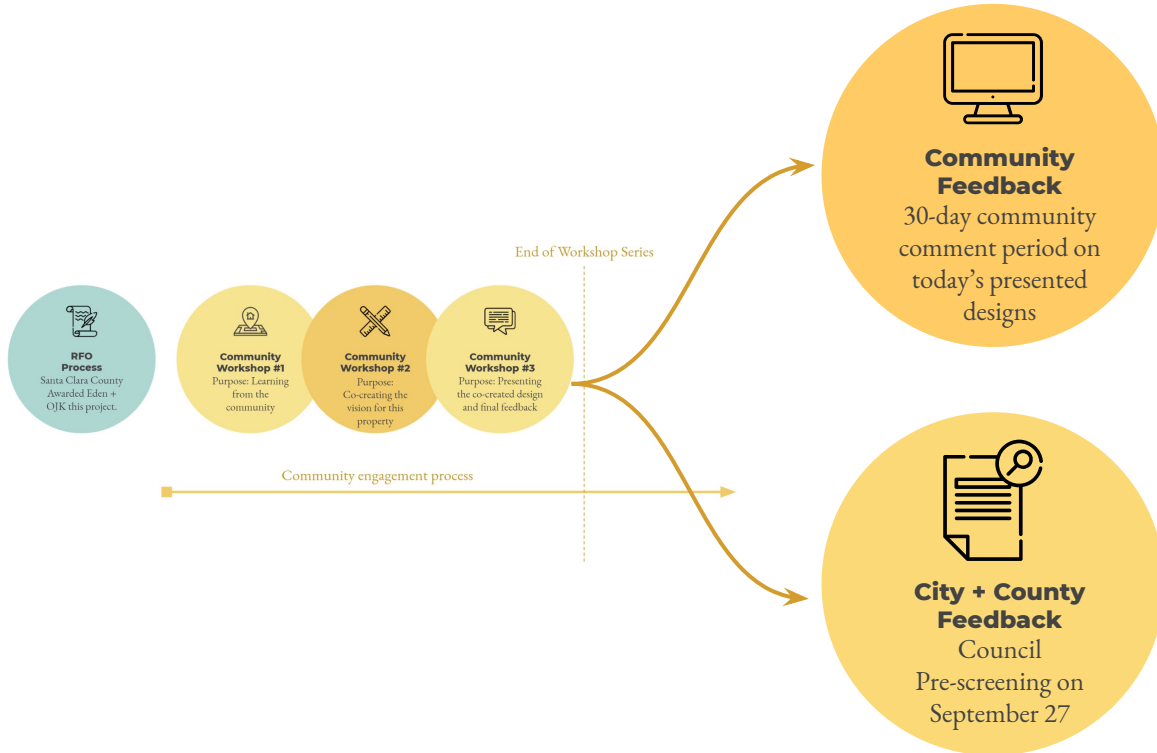
Community engagement process



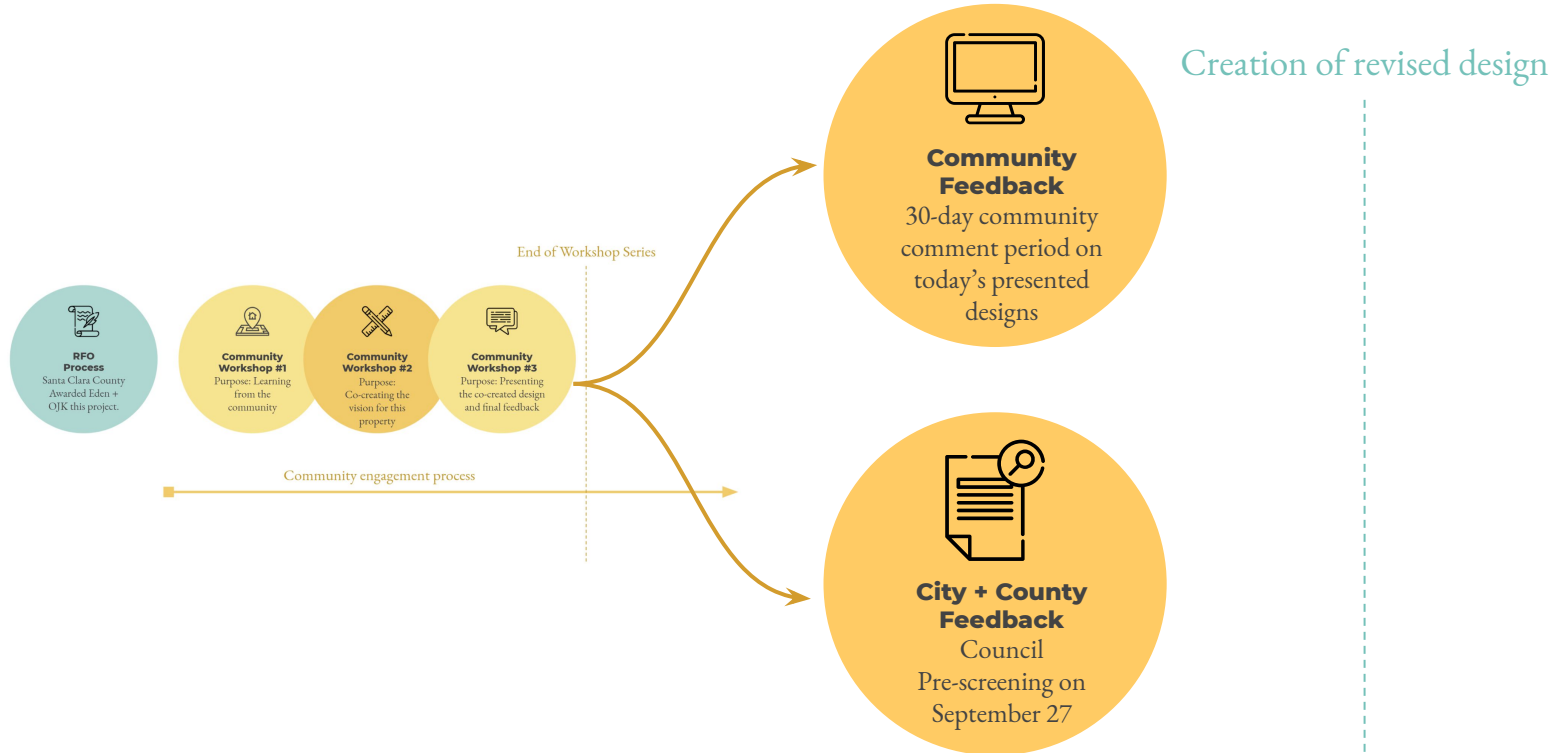
What happens now?



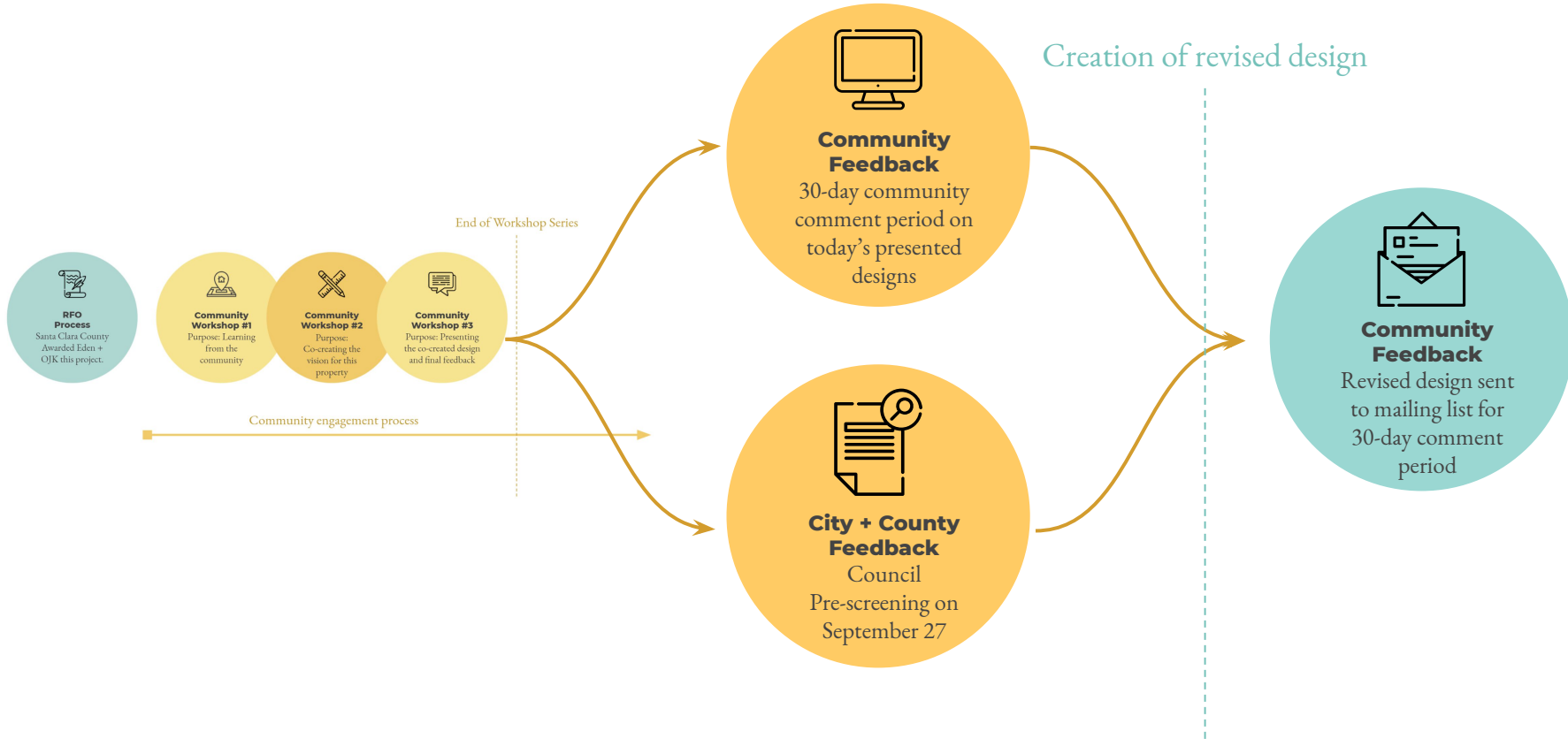
What happens now?



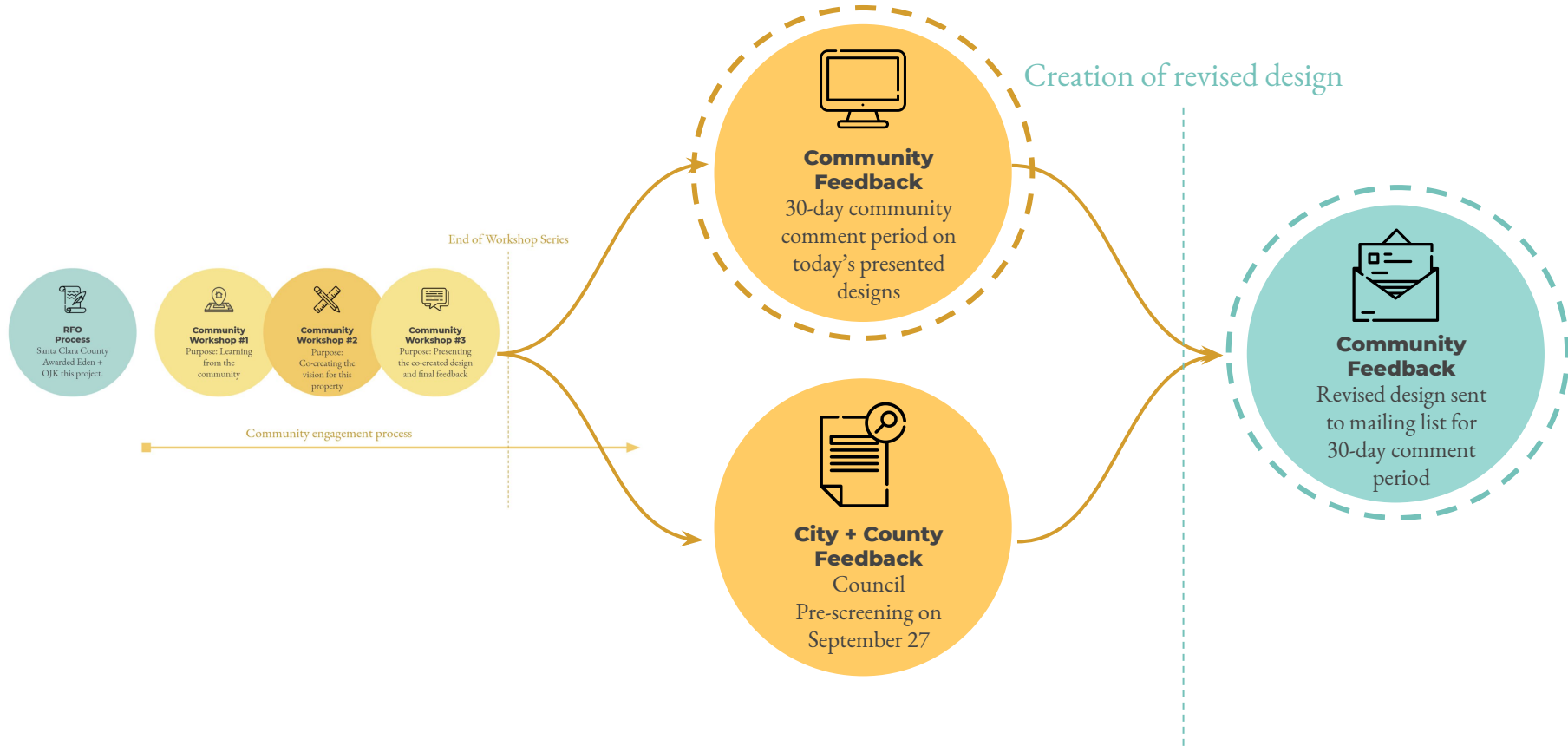
What happens now?



What happens now?



What happens now?



Want to provide more feedback? Here's how:



Community Feedback

30-day community
comment period on
today's presented
designs

I want to give feedback on
what I saw today.

**For the next 30 days, we'd love to hear feedback on
today's presentation of the in-progress design. You can
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or at kate@ojkarch.com**

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Community Feedback

Revised design sent to mailing list for 30-day comment period

I want to receive future design updates and provide more feedback.

Keep an eye out for an email next month containing the revised design. You will have another chance to email us with your feedback on the revised design then!



Make sure you're on our email list!

1. Stay up to date by signing up for our project interest mailing list at <https://edenhousing.org/properties/mitchell-park-apartments/>
2. Feel free to email us at MitchellParkApartments@edenhousing.org or at kate@ojkarch.com with any questions or more feedback.
3. Look out for a follow-up email on today's meeting. It will include a link to the project website, and a quick survey about today's meeting.

06

Design Q&A

7:00 pm - 7:30 pm





Questions to Consider

(+) What did you like about the design and why?

(-) What did you dislike about the design and why?

(+) What parts of design should we definitely keep moving forward?

(-) What would you change about the design?

(?) What questions do you have about different design decisions?



THANKS!

County of Santa Clara

Eden Housing

OJK Architecture + Planning

BASE Landscape Architecture

<https://edenhousing.org/properties/mitchell-park-apartments/>

