

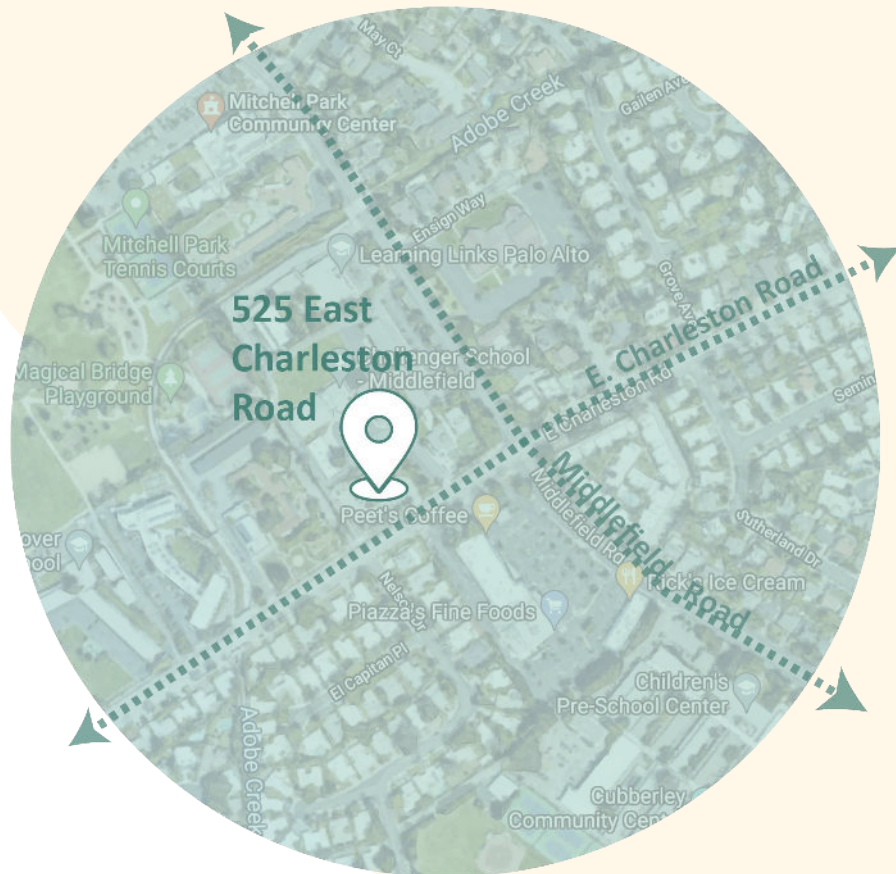
# Community Workshop #1

525 E. Charleston Rd

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

Workshop co-hosted by Eden Housing,  
OJK Architecture + Planning,  
and BASE Landscape Architecture





## Today's Agenda

**01**

**Introductions**

6:00 pm - 6:15 pm

**02**

**Learn about the Project**

6:15 pm - 6:25 pm

**03**

**Workshop Activities**

6:25 pm - 6:50 pm

**04**

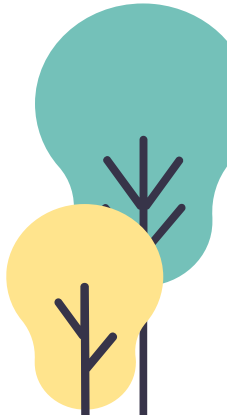
**Breakout Q&A**

6:50 pm - 7:15 pm

**05**

**Closing + Next Steps**

7:15 pm - 7:30 pm





## Ground Rules

### Mute

#### **Your microphone**

For the best listening  
experience for all

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### 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:

1. We want to learn from you.
2. We want to hear your questions.



# 01

# Introductions

6:00 pm - 6:15 pm

## Meet the Project Team:



### **OJK Architecture + Planning**

Architectural Design



### **Eden Housing**

Development Team  
Resident Services  
Property Management



### **BASE Landscape Architecture**

Landscape 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

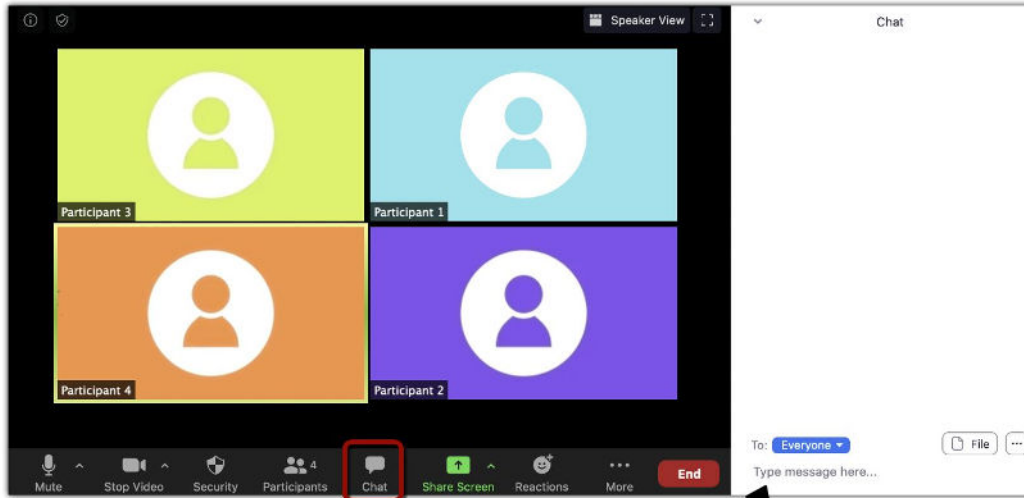


**Just as we shape  
our spaces, they  
too, shape us.**



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.

We want to learn from you! Please tell us a bit about yourself.



In the Zoom chat, please share:

**Your name, and  
your connection to  
the neighborhood,  
the community,  
or this project.**

# 02

## Learn about the project

6:15 pm - 6:25 pm

## 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.



## How did we get here?

To create this project, the Board of Supervisors:



**September  
2018**

Directed staff to identify \$40 million to support the creation of affordable housing for individuals with intellectual and/or developmental disabilities.

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Voted unanimously to award funds to develop housing for low-income residents with developmental disabilities at projects in Palo Alto, Sunnyvale and Santa Clara.

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Voted unanimously to award funds to develop housing for low-income residents with developmental disabilities at projects in Palo Alto, Sunnyvale, and Santa Clara.

**February  
2020**

Voted to direct administration to pursue affordable housing development options including housing for persons with developmental disabilities at the 525 East Charleston Road site.



## How did we get here?

**December  
2020**

Office of Supportive  
Housing (OSH) issued a  
Request for Offers  
(RFO)

“to develop **affordable housing**, including housing for **extremely low income** and **very low income** persons with **developmental disabilities**, on **County-owned land** at 525 East Charleston Road in Palo Alto.”

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Eden Housing, in partnership with OJK  
Architecture + Planning, proposed 50-55  
units designed to serve people of all abilities,  
with a preference for individuals with  
intellectual and/or developmental disabilities

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**March  
2021**

Eden notified of selection  
for project at 525 East  
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“to develop **affordable housing**, including housing for **extremely low income**  
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on **County-owned land** at 525 East Charleston Road in Palo Alto.”

## A vibrant site and community



## Community Connections



## AbilityPath



## Community Connections



## Mitchell Park



## Community Connections



## Magical Bridge Playground





## Community Connections



## Mitchell Park Library + Community Center



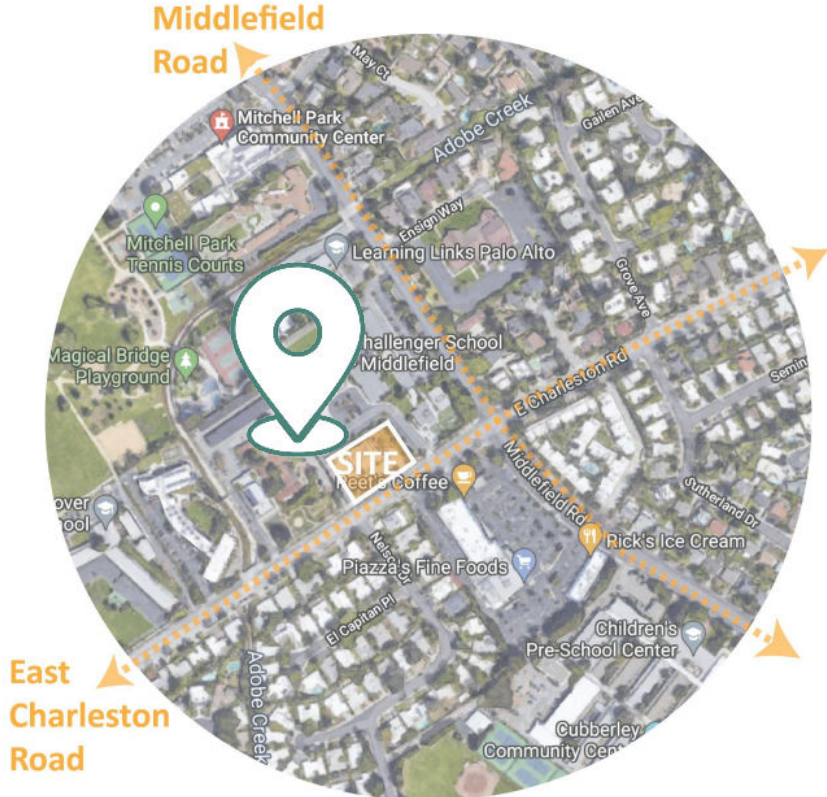
## Community Connections



## Ada's Cafe



## Community Connections



## Multi-use Path & Safe Routes to School



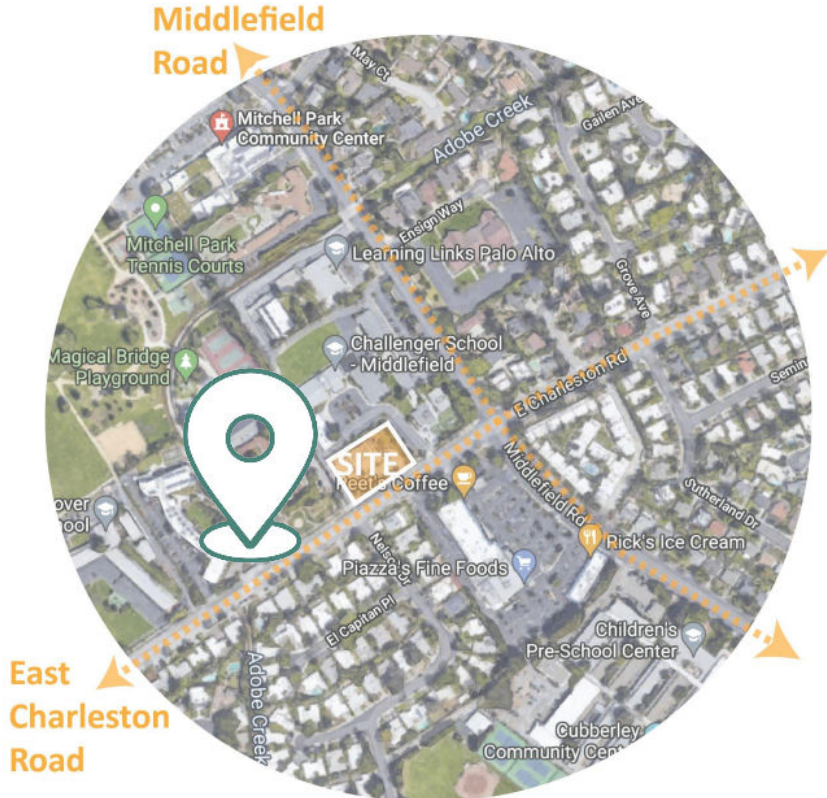
## Community Connections



## Challenger School



## Community Connections



## Stevenson House



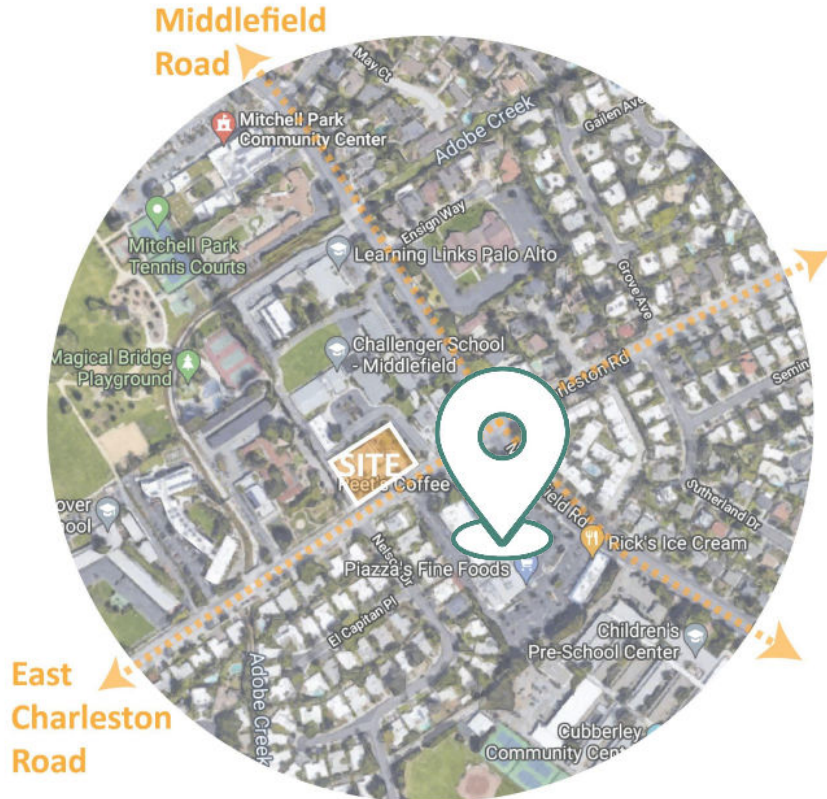
## Community Connections



## Unitarian Universalist Church of Palo Alto



## Community Connections



## Charleston Shopping Center



## Community Connections



## Greenmeadow Community Association





## Project Details



Preference for residents with intellectual and/or developmental disabilities



100% Affordable Housing

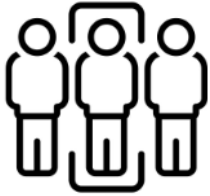


50 - 55 units



On-site services for residents

## Project Details



Preference for residents with intellectual and/or developmental disabilities



100% Affordable Housing



50 - 55 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**.



# 03

## Workshop Activities

6:25 pm - 6:50 pm

## Today's Objectives



**Community  
Workshop #1**  
Purpose: Learning  
from the  
community

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

### We want to learn from you.

This is your community and future, and you, our neighbors and the IDD community, are the experts of this neighborhood. Today is not about design, but more to learn about your lived experiences **so we know how to best serve you.**

### We want to hear your questions.

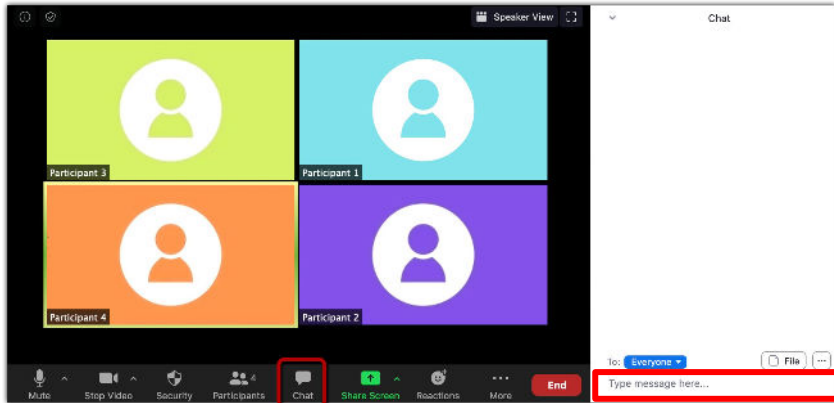
Our second objective of today, through the use of breakout rooms with Q&A, is to gather any questions or concerns you might have about the project. We may not be able to provide all the answers today, but we want you to have the opportunity to raise questions that are important to you. **Transparency is our goal through this process.**

# Community Mapping Activity

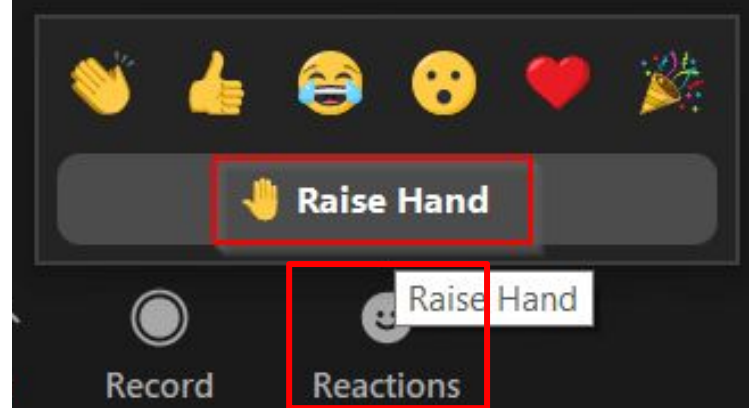


## Ground Rules

### Option 1: Use the Chat

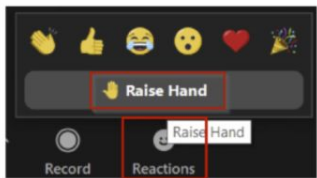


### Option 2: Raise hand to talk

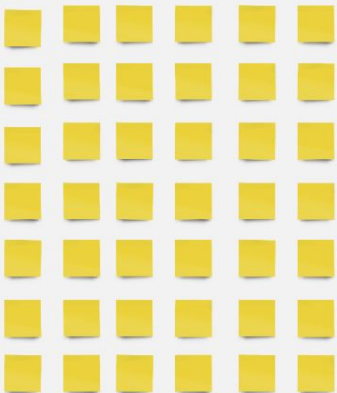
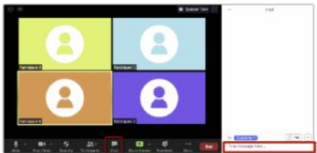


# What's your favorite place in the neighborhood and why is it special?

Option 2: Raise hand to talk



Option 1: Use the Chat





## Community Mapping Activity

Questions:

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

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

What are some opportunities for improvement in the neighborhood?



# Architectural Visual Preference Survey

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





## 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

**1** 1585 El Camino Real (commercial + retail)



2

## 801 Alma (apartments)



3

Design for 788 San Antonio Road (apartments, in design development)



4

## Oshman Family JCC (community center)



5 Wilton Court (apartments, under construction)



6

Mayfield Place, aka 2500 El Camino Real (apartments)





7

## Nobu Hotel @ 180 Hamilton



8

2nd Street Housing (apartments)



9

260 California Ave (office + restaurant)



10

231 Grant Ave (apartments, in design development)



Image Key: Buildings

**1** 1585 El Camino Real



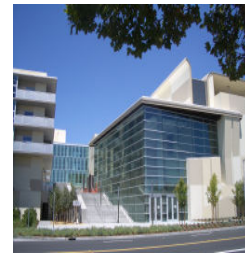
**2** 801 Alma



**3** 788 San Antonio Road



**4** Cal Poly Dormitories



**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

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

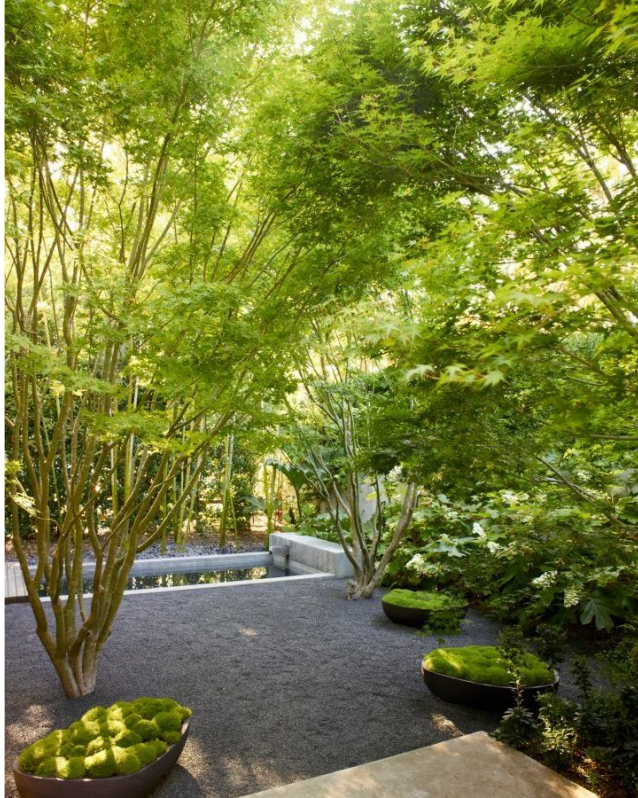


1











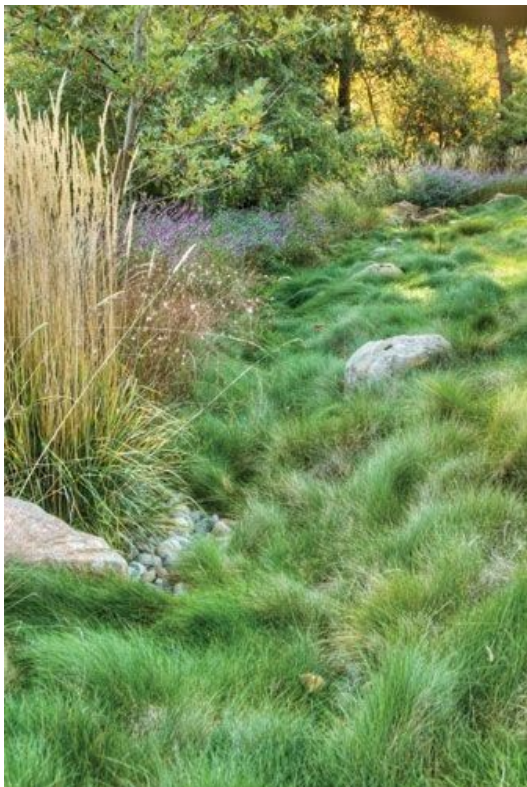








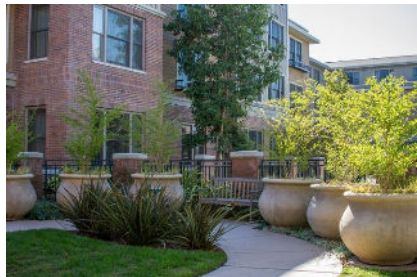






Image Key: Landscape

1



2



3



4



5



6



7



8



9



10



# 04

## Breakout Room Q&A

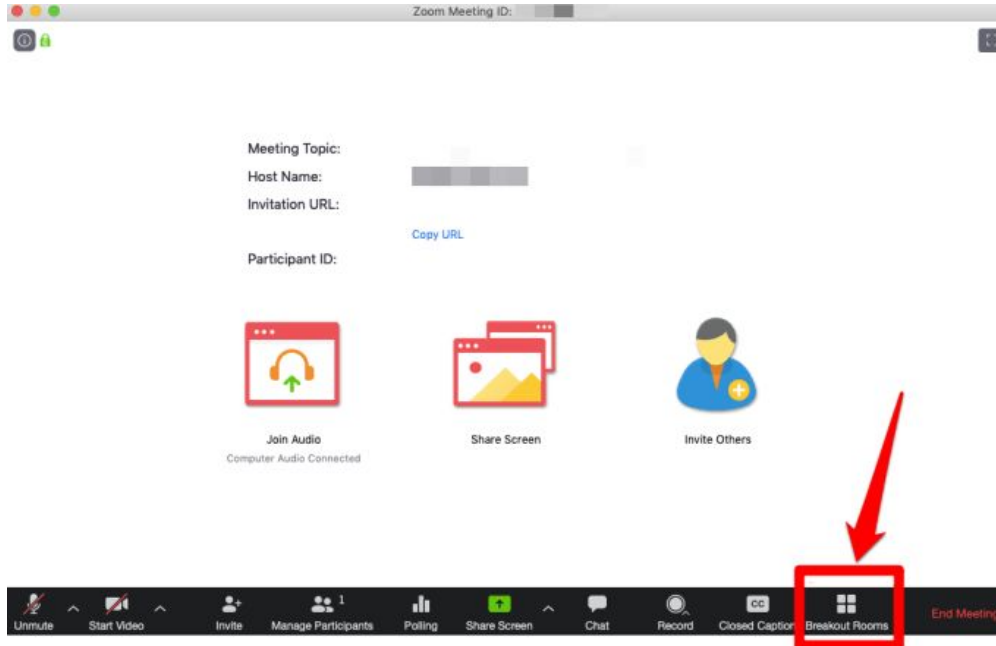
6:50 pm - 7:15 pm

## Breakout Rooms

	Room Name	Room Hosts	Topics
01	<b>Development</b>		Process + Development, Resident Services, Property Management, Leasing Preference for IDD community
02	<b>Design</b>	 	Design Process, Landscape Preferences, Exterior Design, Interior / occupant experience.
03	<b>Other</b>	  	Can't find a category that fits your question or comment? Hop in this room to share.
04	<b>Spanish Speakers</b>	 	Si ocupa traducción en español, unase a esta sala de reuniones.

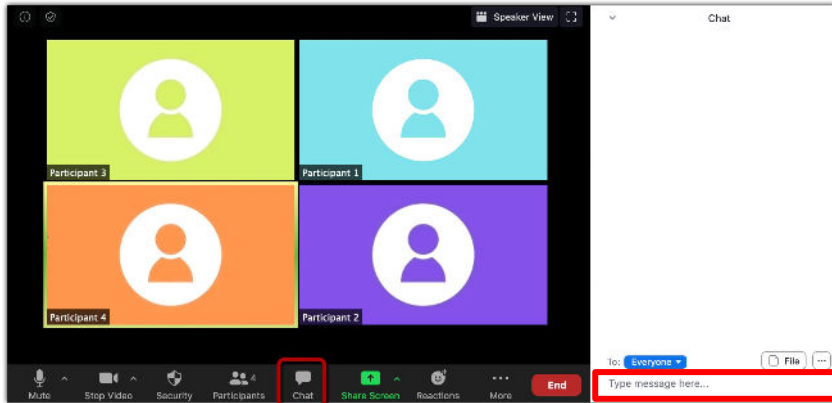
## Navigating the breakout rooms

### Option 1: Move through breakout rooms on your own

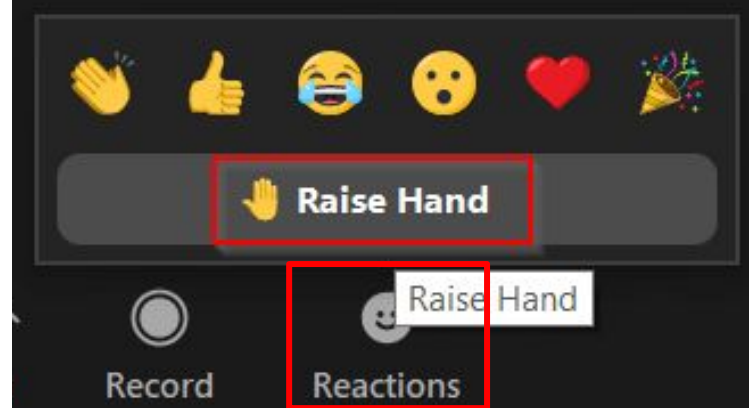


## Navigating the breakout rooms

### Request a room in Chat



### Raise hand to ask



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# 05

## Closing + Next Steps

7:15 pm - 7:30 pm

Highlights from Kate Blessing-Kawamura at the **Development Station:**





## Project Process



### **RFO Process**

Santa Clara County  
Awarded Eden +  
OJK this project.



## Project Process



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### **Community Workshop #1**

Purpose: Learning  
from the  
community

Community engagement process



## Project Process



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### **Community Workshop #1**

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### **Community Workshop #2**

Purpose:  
Co-creating the  
vision for this  
property

Community engagement process



## Project Process



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### **Community Workshop #3**

Purpose: Presenting  
the co-created design  
and final feedback

Community engagement process



## Project Process



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Co-creating the  
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property



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Purpose: Presenting  
the co-created design  
and final feedback



### **Additional Design, Construction and Lease-up**

Increased Quality  
Housing for IDD  
Community

Community engagement process





## Project Process

1. Look out for a follow-up email! It will include a link to the project website, and a quick survey about today's meeting.
2. Stay up to date by signing up for our project interest mailing list at <https://edenhousing.org/properties/mitchell-park-apartments/>
3. Feel free to email us through the project website above.
4. Keep an eye out for an email invitation to our next community meeting.



# THANKS!

Eden Housing

OJK Architecture + Planning

BASE Landscape Architecture

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

