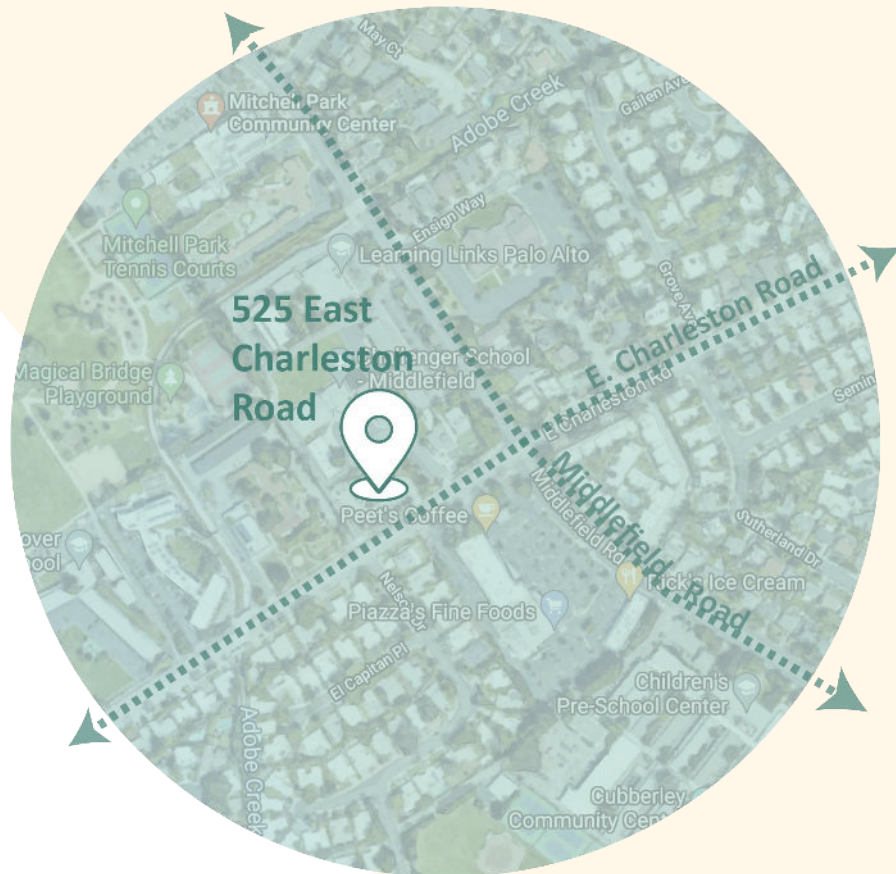# Community Workshop #2

## 525 E. Charleston Rd

---

July 28th, 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
**Introductions + Recap**

6:00 pm - 6:15 pm

## 02
**Design Topics + Drivers**

6:15 pm - 6:20 pm

## 03
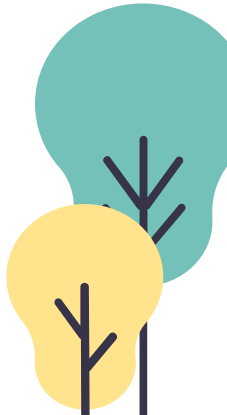**Workshop Breakouts: Co-creating Solutions**

6:20 pm - 7:10 pm

## 04
**Sharing Design Solutions**

7:10 pm - 7:25 pm

## 05
**Closing + Next Steps**

7:25 pm - 7:30 pm

# 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

**Community Workshop #2**
Purpose: Co-creating the vision for this property

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

## We want to co-create design solutions with you.

This is your community and future. We want to hear **which design solutions resonate with you** to address the topics generated in Workshop #1.

## We want to consider all potential stakeholders.

This project will touch many lives. As part of today's activities, we'll be brainstorming all of the project's stakeholders to arrive at compassionate solutions to our design topics. **Empathy is our goal through this process.**

**Community Workshop #2**
Purpose:
Co-creating the vision for this property

**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 - 6:15 pm

**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

**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.

OJK
Architecture and 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



## 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.

Focus on 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**.

# Workshop #1 Recap

## 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

**Image Key: Buildings**

**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

## Neighbor Privacy

Andrew Voltner - The circumstances neighboring tree single-story sole way which he projects privacy of our [illegible text]

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

[illegible text]

[illegible text]

## Gardening on site

Garden for all residents, food producing?

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

I'd like to see me stuff 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 lunch to our senior population?

In the moment : Will it be an 'open' living community. With a indoor garden. And that 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

Steve Lot : What about parking? At our church, temple, the law offices, lunch program at Stevenson house already use our parking lot. We plan on putting in Elec. Vehicle charging slots in the lot also. Now, our parking lot is taken up with C4S 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.

Arthur: 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
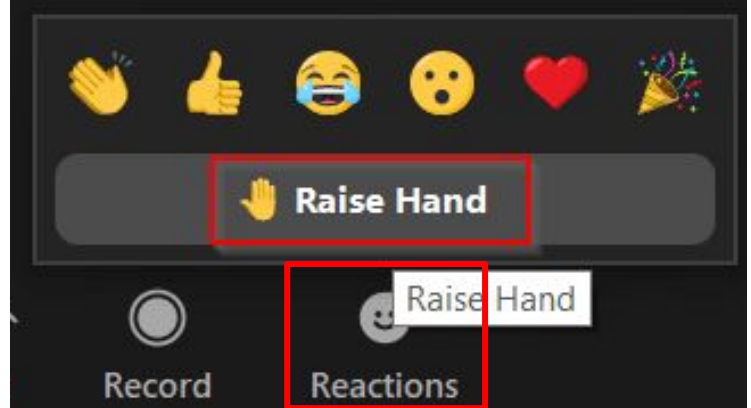
## Building Height + Massing

Andrew Voltmer - How many stories and height?

Set backs help every building look more welcoming.

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

Andrew Voltmer - The Crescent east we no ghaorhood has a single story development... [illegible]

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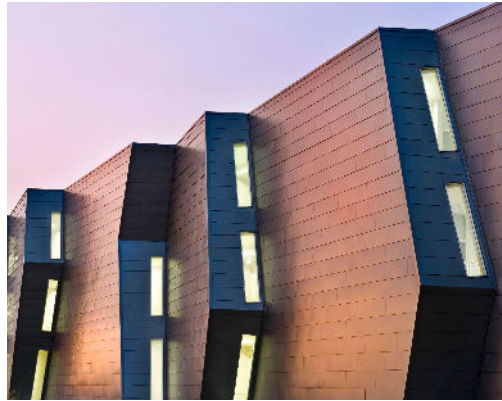
Dave Joki: Family Family Family was a buzz word of your presentation. What does family mean? Where does it leave single people?

Consider difference between independent living and solo or... [illegible]

[illegible pink note]

[illegible blue note]

[illegible pink note]

## 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 and corridor 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

## Option 1: Use the Chat



## Option 2: Raise hand to talk

## Who are the stakeholders for this housing development?

Who is affected by the project?

Who has oversight of the project?

Who has an interest in the project's successful completion?

# Tell us about yourself

Which type of stakeholder represents you best?
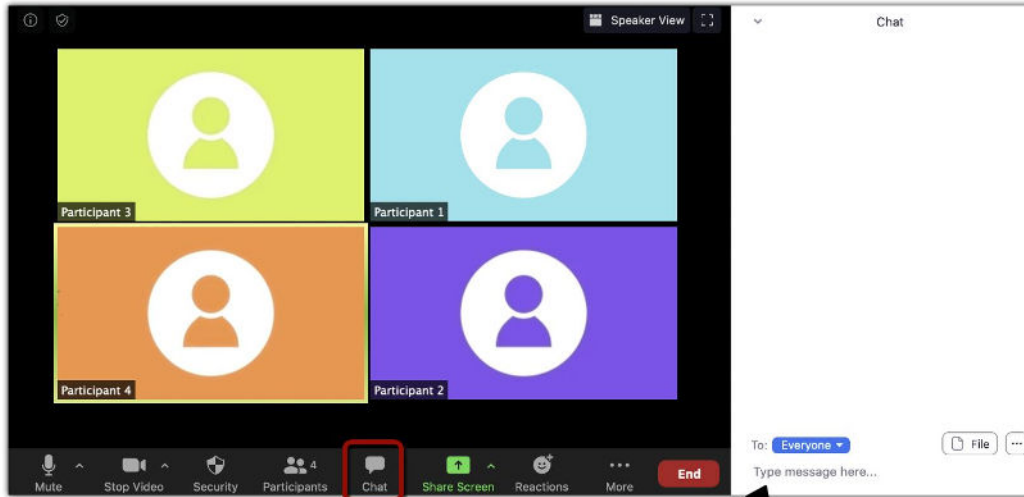
In the Zoom chat, please share:

**Your name, and**

**which type of stakeholder represents you best.**

# 02

# Design Toolkit + Drivers

6:15 pm - 6:20 pm

**Bike Traffic + Safety**

**Vehicular Traffic + Parking**

**Street Trees + Site Trees**

**Gardening on Site**

**Building Aesthetics**

**Building Height + Massing**

**Neighbor Privacy**

**Resident Safety**

Adding medians and consolidating driveways to manage access. *Illustration by Michele Weisbart, Model Design Manual for Living Streets*
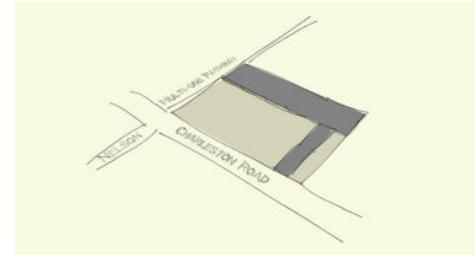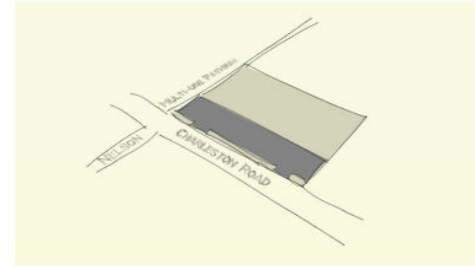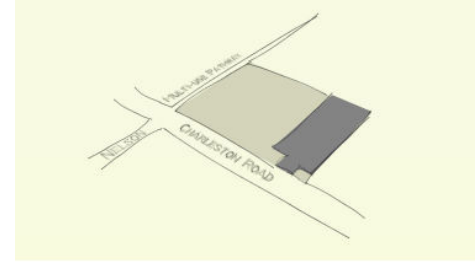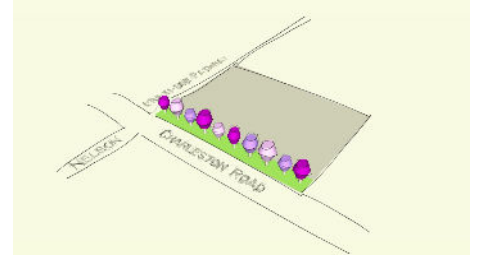
# Vehicular Traffic + Parking

# Street Trees + Site Trees

Paint palette includes earth tones with brighter colors for accent

Gabled, flat or shallow-sloped roofs

Front façade with minimal windows, typically clerestory or triangles

Vertical tongue-and-groove redwood board siding; concrete-block walls

Post and beam construction on a concrete foundation

Garage in the front but incorporated into the roof form

One story, horizontal orientation with clean orthogonal or angular lines
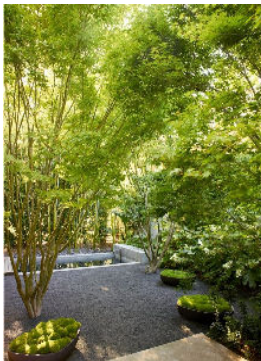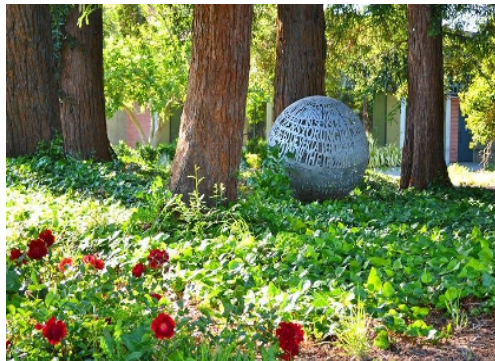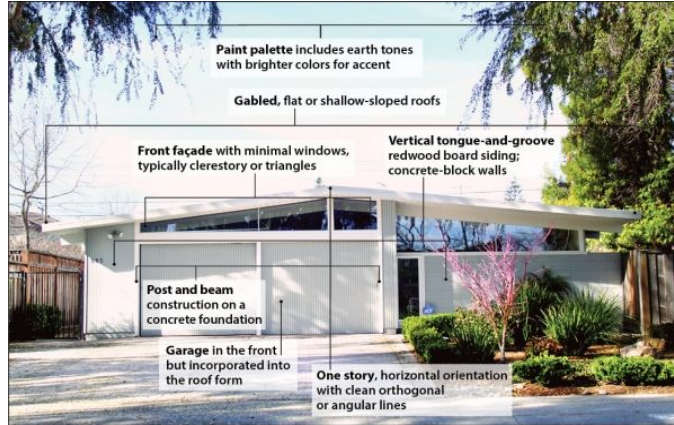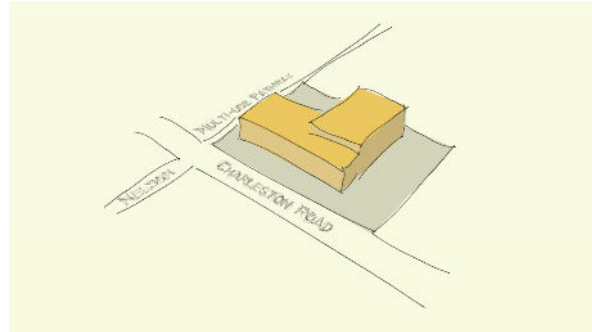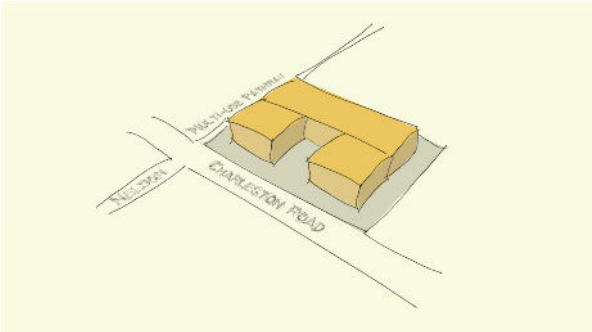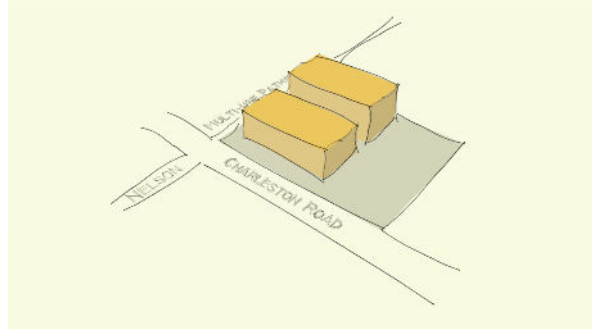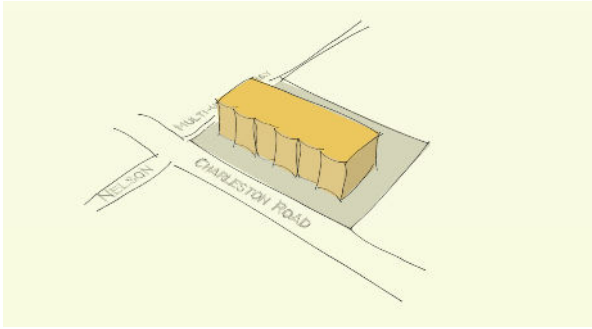
# Neighbor Privacy
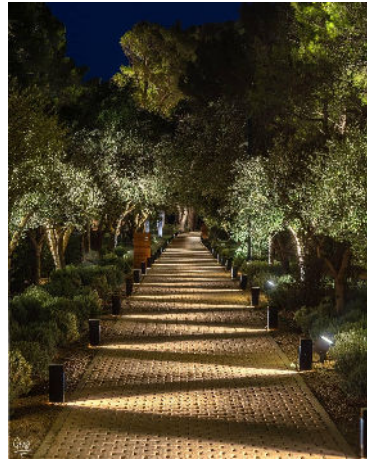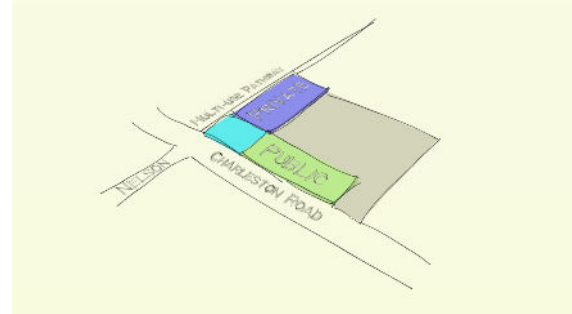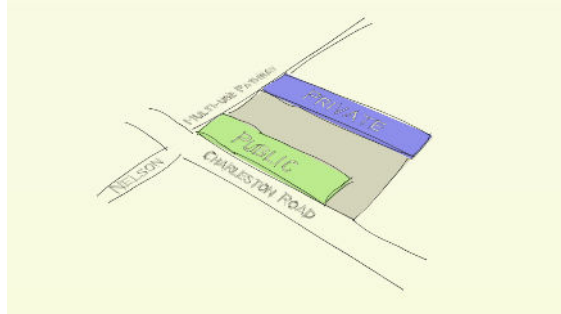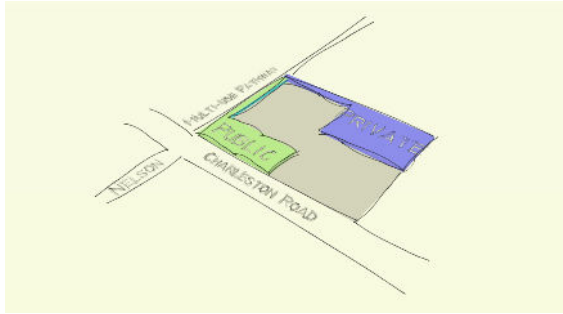
# Design Drivers
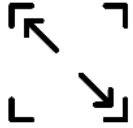
**Setback**
24' from Charleston

**Municipal Code**
City of Palo Alto

**Objective Standards**
City of Palo Alto

**Building height**
50' maximum

**Common area**
1,000 sf minimum

**Outdoor area**
200 sf minimum

# 03

# Workshop Breakouts Co-creating Solutions

6:20 pm - 7:10 pm

## Breakout Rooms

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

## 01

# Massing

*Massing* is a term used in architecture that refers to the **perception** of the general **shape** and **form.**

- Building Height + Massing
- Vehicular Traffic + Parking
- Gardening on Site
- Building Aesthetics

# 02

# Circulation

**Circulation** *is a term that refers to the different ways people* **move through space** *across the site.*

- Bike Traffic + Safety
- Resident Safety
- Vehicular Traffic + Parking
- Street Trees + Site Trees

# 03

# Envelope

*A **building "envelope"** is defined as the **separation of the interior and exterior** of a building. It includes doors, windows, roof, exterior walls, etc.*

- Building Aesthetics
- Neighbor Privacy
- Building Height + Massing
- Resident Safety

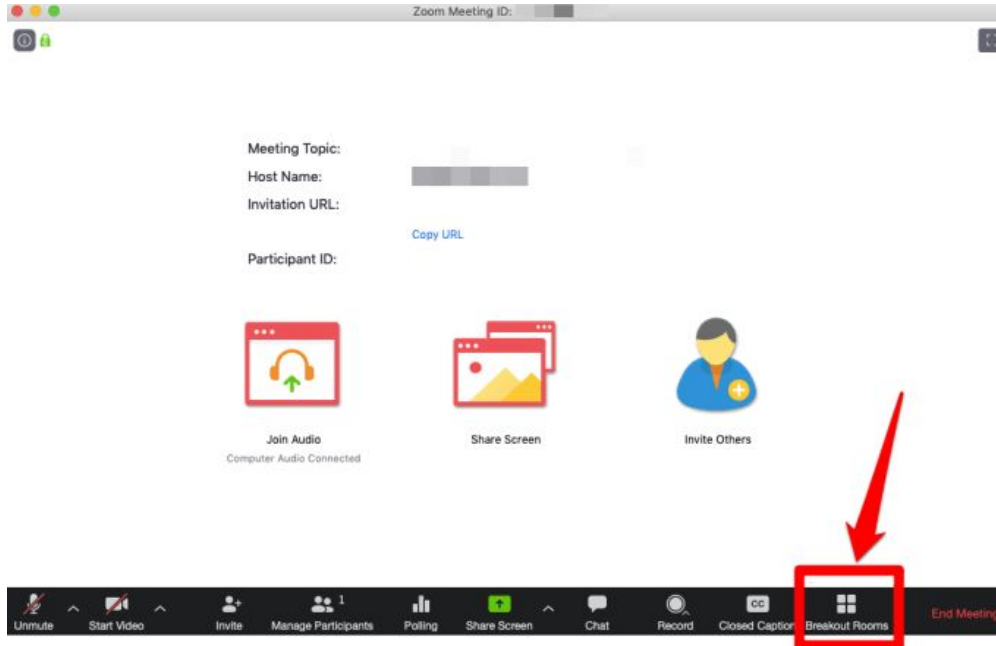## 04

# Landscape

*Landscape architecture* is the design of *outdoor areas, landmarks, and structures* to achieve environmental, social-behavioral, or aesthetic outcomes.

- Bike Traffic + Safety
- Resident Safety
- Vehicular Traffic + Parking
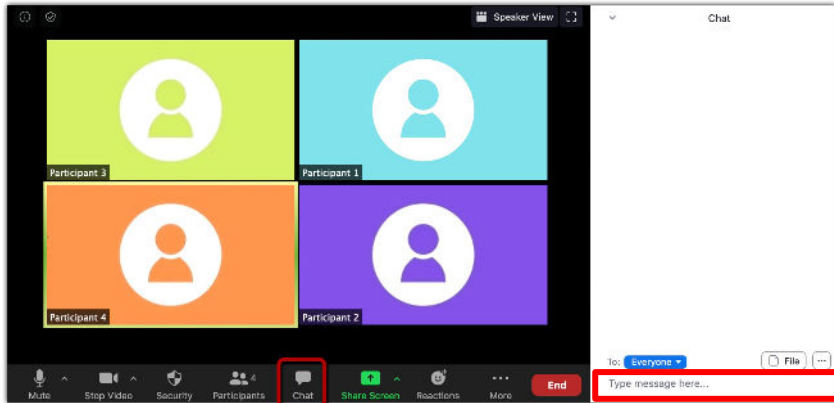- Street Trees + Site Trees
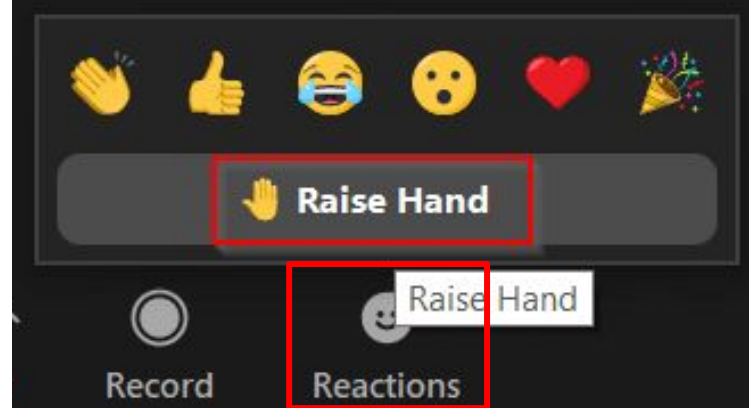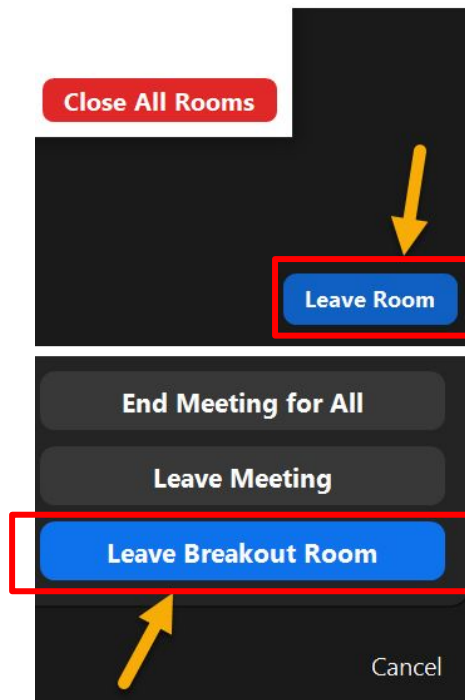
## Breakout Rooms should happen automatically

## Let us know in the chat

## Raise hand to ask

## In case you want to leave your Breakout Room

# 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**

# 04

# Sharing Design Solutions

7:10 pm - 7:25 pm

# Share the design solutions your group selected and why!

# 05

## Closing + Next Steps

7:25 pm - 7:30 pm

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

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

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

Community engagement 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

Community engagement process

# 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

### Community Workshop #3
Purpose: Presenting the co-created design and final feedback

Community engagement process

# 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

**Community Workshop #3**
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 <u>follow-up email!</u> 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 <u>project interest mailing list</u> at <u>https://edenhousing.org/properties/mitchell-park-apartments/</u>

3. Feel free to <u>email us</u> at **MitchellParkApartments@edenhousing.org**

4. Keep an eye out for an email invitation to our <u>next community meeting</u>.

# THANKS!

County of Santa Clara

Eden Housing

OJK Architecture + Planning

BASE Landscape Architecture

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