

2330 MONROE STREET
SANTA CLARA, CA

COMMUNITY MEETING #3

FEBRUARY 21, 2019



AGENDA

- Introductions
- Recap To Date
- Revised Design Drawings
 - Due Diligence
 - Look Ahead
- Break-Out Groups

RECAP

SITE



RFP TIMELINE

- **Community Engagement** December 2017
- **Community Survey** January 2018
- **RFP Issued** March 30, 2018
- **Proposals Due** April 16, 2018
- **Evaluation** June/July 2018
- **City Council Approval Developer Selection** September 11, 2018
- **Community Meeting #1** October 18, 2018
- **Community Meeting #2** November 5, 2018
- **City Council Approval of ENA** December 11, 2018
- **Execution of ENA/License Agreement** December 19, 2018

COMMUNITY MEETING #1

DEVELOPMENT TEAM



Robin Zimbler
Founder,
Freebird Development
Company



Jan Stokley
Executive Director,
Housing Choices
Coalition



Rod Henmi
Director of
Design
HKIT Architects

DEVELOPMENT PROGRAM

- Provide housing for a broad range of family sizes and incomes
- Provide inclusive housing for people of diverse abilities
- Be a good neighbor!

	BEDROOM AND INCOME MIX				
	Studio	One-Bed	Two-Bed	Three-Bed	% of Project
30% AMI	\$698	\$748	\$897	N/A	20%
50% AMI	\$1,163	\$1,246	\$1,496	\$1,729	15%
60% AMI	\$1,396	\$1,496	\$1,795	\$2,075	15%
80% AMI	\$1,862	\$1,995	\$2,394	\$2,767	20%
100% AMI	\$2,326	\$2,492	\$2,992	\$3,458	15%
120% AMI	\$2,792	\$2,992	\$3,590	\$4,150	15%
% of Project	10%	40%	40%	10%	100%

* *Source:* 2018 rent limits for Santa Clara County published by the California Tax Credit Allocation Committee

DEVELOPMENTAL DISABILITIES

THE NEED

700+ People with Developmental Disabilities in the City of Santa Clara

376 Adults (55 in Housing Choice's properties)

233 Living with Aging Parents

168 In Housing Choice's active database

THE BENEFIT

- Addresses unmet goal of City's 2014-2022 Housing Element
- Reduces risk of homelessness



DESIGN

- 65-70 units
- Two and three story height
- Publicly-accessible “All Abilities” play area
- 20' setback along Monroe
- 20'-40' setback and sound wall along San Tomas
- Building massing set away from adjacent homes
- Sound wall along property line with adjacent homes
- Parking ratios based on unit sizes
- Commitment to green building and energy efficiency

SITE PLAN



SOUND WALL



DISLIKE ← → LIKE

Comments: RANK : 1



DISLIKE ← → LIKE

○ ○ ○ ○ ○
Comments:



DISLIKE ← → LIKE

○ ○ ○ ○ ○
Comments:



DISLIKE ← → LIKE

○ ○ ○ ○ ○
Comments: RANK : 2

PRIVACY FENCE



DISLIKE ← → LIKE

Comments:



DISLIKE ← → LIKE

Comments:



DISLIKE ← → LIKE

Comments:

RANK : 2



DISLIKE ← → LIKE

Comments:

RANK : 1



DISLIKE ← → LIKE

Comments:



DISLIKE ← → LIKE

Comments:

ARCHITECTURAL STYLE: **PREFERRED**



ARCHITECTURAL STYLE: **SECOND CHOICES**



COMMUNITY MEETING #2

Overall Aerial View



Option 1



Option 2



Option 3



FEEDBACK

- General support for mixed income approach
- Parking concerns
- Safety concerns
- Noise concerns, particularly at driveway
- Access to public transportation
- Preference of bays in Option 3
- Preference of porch in Option 2
- Preference of colors in Options 1 and 2

REVISED DESIGN DRAWINGS

SITE PLAN



- Increased parking from 75 to 90 spaces
- 65 residential units
- Tree screen along south property line in addition to wall/fence
- Minimum 35' setback from south
- All abilities play area
- Patio/outdoor dining
- Subject to change during City review process

Option 4



Option 4: Color Scheme 2



Option 4



DUE DILIGENCE

- Title Report
 - Survey
- Environmental Site Assessment
 - Geotechnical Investigation
 - Arborist Evaluation
 - Utility Consultant
 - Floodplain Consultant
 - CEQA Consultant

LOOK AHEAD

- **Submit Planning Application/
Project Clearance Committee Checklist** February 2019
- **Submit Draft CEQA Initial Study to City** March 2019
- **Community Meeting #4** April/May 2019
- **Finalize Drawings/CEQA** July/August 2019
- **Planning Commission** Summer 2019
- **City Council** Fall 2019
- **Architecture Committee** Fall 2019
- **Financing Applications** Fall 2019
- **Construction Start** Spring 2020
- **Construction Completion** Fall 2021

BREAK-OUT GROUPS



PARKING

ORIGINAL PLAN: 75 SPACES

- 0 spaces for studio and one-bedroom I/DD units
- 1 space for two-bedroom I/DD units
- 1 space for studio and one-bedroom general population units
- 1.5 spaces for two-bedroom general population units
- 2 spaces for three-bedroom general population units
- 2 flex spaces

REVISED PLAN: 90 SPACES

- 1 space for studios and one-bedroom units
- 1.5 spaces for two-bedroom units
- 2 spaces for three-bedroom units
- 3 flex spaces
- Reminder that 20-25% of the units will be rented to I/DD households who typically do not own cars