

2330 MONROE STREET
SANTA CLARA, CA

COMMUNITY MEETING #2

NOVEMBER 5, 2018



AGENDA

- **Introductions**
- **Recap of Last Meeting**
- **Design Survey Results**
- **Early Design Concepts**
 - **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

NEXT STEPS

- Prepare an **Exclusive Negotiating Agreement (ENA)** with Freebird Development
- Continue **engagement opportunities** for the public
- Further **refine project design** and financing
- City Council and/or Planning Commission hearings for **General Plan Amendment, Rezoning, Architectural and Environmental Review**

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

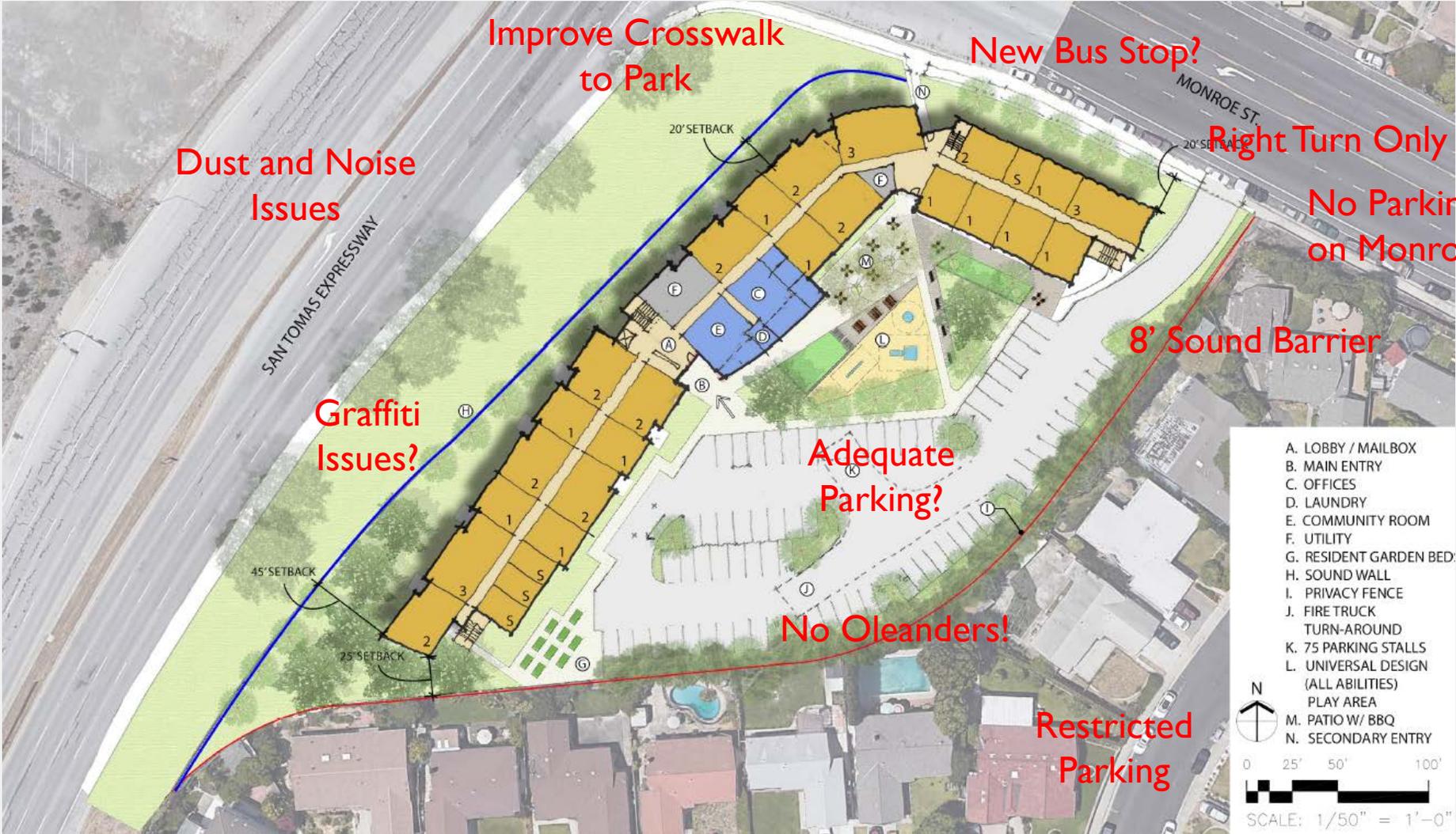


DESIGN

- Approximately 65-70 units
- Two-to-three story height
- Publicly-accessible “All Abilities” play area
- 20’ setback along Monroe
- 20-50’ 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

Stakeholder
Comments
10/18/18



PARKING

- 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

SURVEY RESULTS

SOUND WALL



DISLIKE ← → LIKE

Comments: RANK : 1



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PRIVACY FENCE



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Comments:

ARCHITECTURAL STYLE: **PREFERRED**



ARCHITECTURAL STYLE: **SECOND CHOICES**



DESIGN CONCEPTS

SITE PLAN



Overall Aerial View



Overall Aerial View



30'

100'

100'

Option 1



Option 2



Option 3



LOOK AHEAD

COMMUNITY ENGAGEMENT

COMMUNITY MEETINGS

- Phase 1 – **Introductory Meeting**
 - Held on Thursday, October 18th
- Phase 2 – **Concept Visionary Meetings**
 - Monday, November 5th – Today!
 - Tour of Affordable Housing Project
Early 2019 – Date/Location TBD
- Phase 3 – **Design and Feedback Meetings**
 - Early 2019 – Dates/Locations TBD
- Phase 4 – **Quarterly Updates**
 - Post entitlements

OTHER METHODS

- Developer attendance at neighborhood association meetings
- Written communication and other outreach materials
- Project Web site – forthcoming

CONTACT INFORMATION

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BREAK-OUT GROUPS

