

**1510-1540 PARKMOOR AVENUE, SAN JOSE**  
**SAN JOSE, SANTA CLARA COUNTY - OFFICE OF SUPPORTIVE HOUSING**

**COMMUNITY ENGAGEMENT SESSION #3:**  
Design Session



County of Santa Clara  
Office of Supportive Housing



# Please Join Us for the Design Session for The 1510-1540 Parkmoor (HUB) Development

October 13, 2021 at 6:00 pm

Join via Zoom. Free and open to the public



Please RSVP: <https://forms.gle/vsvmvh9ywK2ndtk7A>

The County of Santa Clara selected Abode Services (along with our development entity Allied housing) through a Request for Proposals process in May of 2021 to develop a new HUB youth service center and permanent supportive housing development at 1510-1540 Parkmoor Avenue “Parkmoor (Hub)” in San Jose.

**We would like to hear your thoughts about the design of the project.** The project will include housing units on the upper floors directly above “The HUB”. The Hub is a community center operated by the County, and it is dedicated to supporting current and former foster youth, ages 15-24, by providing a safe, welcoming center with a variety of services by their peers and other caring community members.

Join Zoom Meeting

<https://zoom.us/j/3691748212>

Meeting ID: 369 174 8212

One tap mobile

+16699009128,,3691748212# US (San Jose)

+12532158782,,3691748212# US (Tacoma)

Please RSVP to Macy Leung, Senior Project  
Manager at [mleung@abodeservices.org](mailto:mleung@abodeservices.org).





WELCOME!

## Overview

- **Introduction and Welcome!** (Allied Housing)
- **Project / Site History / Mission of The HUB** (County of Santa Clara OSH)
- **Project Overview and Team** (Allied Housing/Abode Services)
- **Community Outreach Summary** (Allied Housing)
- **Design Presentation** (HKIT)
- **Today's Engagement Session (Design) Objective** (HKIT)
- **Feedback and Summary** (Allied Housing & HKIT)



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# THANK YOU

- Supervisor Cindy Chavez's Office
- Supervisor Susan Ellenberg's Office
- Council Member Dev Davis's Office
- County of Santa Clara Office of Supportive Housing
- County of Santa Clara Facilities and Feet
- County of Santa Clara Social Services Agency
- County of Santa Clara Department of Family and Children's Services
- City of San Jose Mayor's Office
- City of San Jose Housing
- City of San Jose Economic Development
- City of San Jose Planning
- City of San Jose PD Crime Prevention
- City of San Jose Homeless Liaison
- VTA
- San Jose City College
- Avenue: The World School
- Children Music Theater
- Hope Services
- Parents Helping Parents
- The Health Trust
- San Jose Downtown Association
- Buena Vista Neighborhood Association
- Rose Glen Neighborhood Association
- Shasta Hanchett Neighborhood Association
- Glenside Neighborhood Association
- Catholic Charities
- Destination Home
- HTSV
- Catalyze SV
- YIMBY
- SVLG
- SV@Home
- Silicon Valley Organization
- LinkedIn
- Parkmoor Plaza Tenants
- Sobrato Center Tenants
- Immanuel Evangelical Lutheran Church
- Cornerstone Church
- First Congregational Church of San Jose



# OUTREACH – BUSINESSES / LOCAL ESTABLISHMENTS

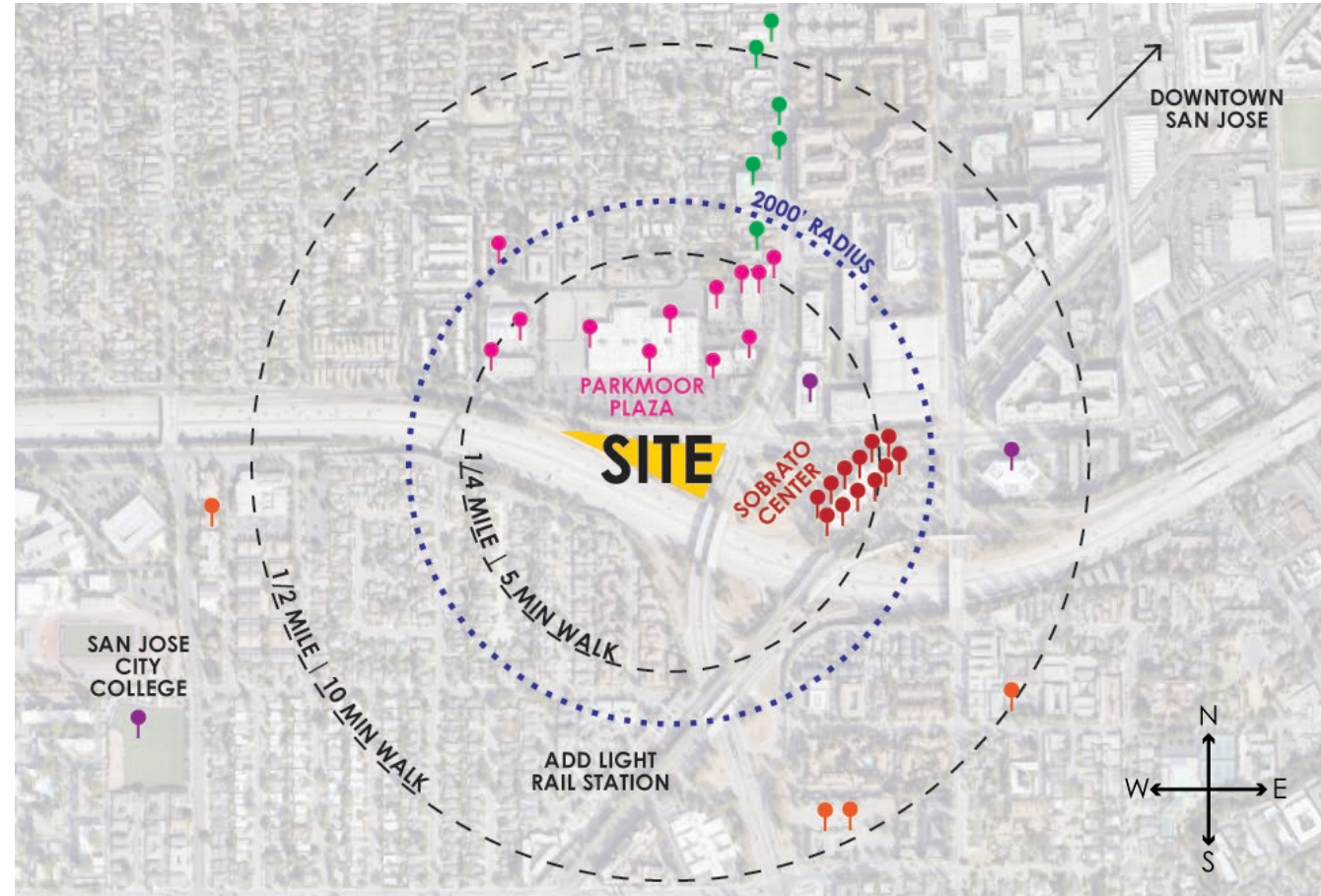
## OUTREACH

### PARKMOOR PLAZA

24 HOUR FITNESS  
CHILDREN'S MUSIC THEATER  
HARLEY DAVIDSON  
GOPHER & MOLE EXTERMINATOR  
SUMMIT UNIFORMS  
BEAUTY SOLUTIONS RESOURCE CENTER  
FOODMAXX  
BIG O TIRES  
SAN JOSE CPR CERTIFICATION  
HOPE SERVICES  
CYCLE GEAR

### SOBRATO CENTER

AMERICAN LEADERSHIP FORUM SV  
DOWNTOWN COLLEGE PREP  
HOPE REHABILITATION SERVICES  
INNOVATIVE PUBLIC SCHOOL  
PARENTS HELPING PARENTS  
SAN JUAN BAUTISTA CHILD  
DEVELOPMENT SILICON VALLEY  
COUNCIL OF NONPROFITS  
SILICON VALLEY EDUCATIONAL  
FOUNDATION  
TEACH FOR AMERICA – BAY AREA  
THE UNITY CARE GROUP  
UNITED WAY OF THE BAY AREA  
THE HEALTH TRUST



### ADDITIONAL LOCAL BUSINESSES

PARAMONT IMPORTS  
SONNET HILL  
SIGN CRAFT  
TUXEDO FASHIONS  
YAWH MINI MART  
KEVIN WEISS CALVERT, DDS

### EDUCATION/SCHOOLS

BASIS INDEPENDENT SCHOOLS  
AVENUE: THE WORLD SCHOOL  
(PROPOSED)  
SAN JOSE CITY COLLEGE

### CHURCHES

IMMANUEL EVANGELICAL LUTHERAN  
CHURCH  
CORNERSTONE CHURCH OF SILICON  
VALLEY  
PRESBYTERY OF SAN JOSE  
SOUTH BAY AGAPE CHRISTIAN CHURCH



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# ENGAGEMENT PLAN

| Meeting   | Date/Time               | Audience                                | Format               |
|---|-------------------------|---|----------------------|
| <b>Community Outreach #1 (Listening)</b>                      | Aug 25, 2021 at 6pm     | Community                               | Virtual              |
| <b>Community Outreach #2 (Visioning)</b>                      | Sep 21, 2021 at 6pm     | Community                               | Virtual              |
| <b>Community Outreach #3 (Design)</b>                         | Oct 13, 2021 at 6pm     | Community                               | Virtual              |
| <b>On-Going 1:1 / City / County / Focus Group Meetings</b>    | June 2021 to On-Going   | Youth / Hub / City / County / Community | Zoom/Phone/In-Person |
| <b>On-Going Neighborhood Association/ HUB Design Meetings</b> | August 2021 to On-Going | Community                               | Zoom/In-Person       |



# COUNTY OF SANTA CLARA - PROJECT / SITE HISTORY

## Overview

- Background
- Developer Selection Process
- Housing Opportunity



# THE HUB'S MISSION

## HUB's Mission

The HUB is a youth-led and organized community, dedicated to supporting current and former foster youth ages 15-24. The HUB is a space and welcoming center where foster youth feel a sense of belonging, empowerment, and are offered a variety of services by their peers and other caring community members.

### What is it :

- One Stop Center
- Provides robust array of services for transitional age youth (TAY) to ensure self-sufficiency and success past age 25.
- Safe, warm, inviting space for youth to gather and form their own community.
- Services are trauma informed and culturally responsive
- Programs are informed and designed for youth.



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## PROJECT OVERVIEW



# PROJECT PRELIMINARY OVERVIEW

## AT A GLANCE ...

### Parkmoor (Hub)

- A New Hub on the Ground Floor
- Up to 81 Residential Units
- New Construction
- Tax Credit Financed Project
- Sustainable, All Electric Building

1

Located at 1510-1540 Parkmoor Avenue in San Jose on a 1.62 Acre Site

County Will Demolish Existing Vacant Structures

2

New Ground Floor Hub for Youth between 15-24 Years Old

Upper Stories Affordable Housing over the HUB

3

Surface Parking + Car Stackers

Wood Frame w/ Podium



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## PROJECTED SCHEDULE

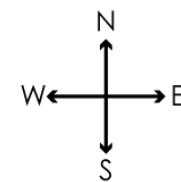
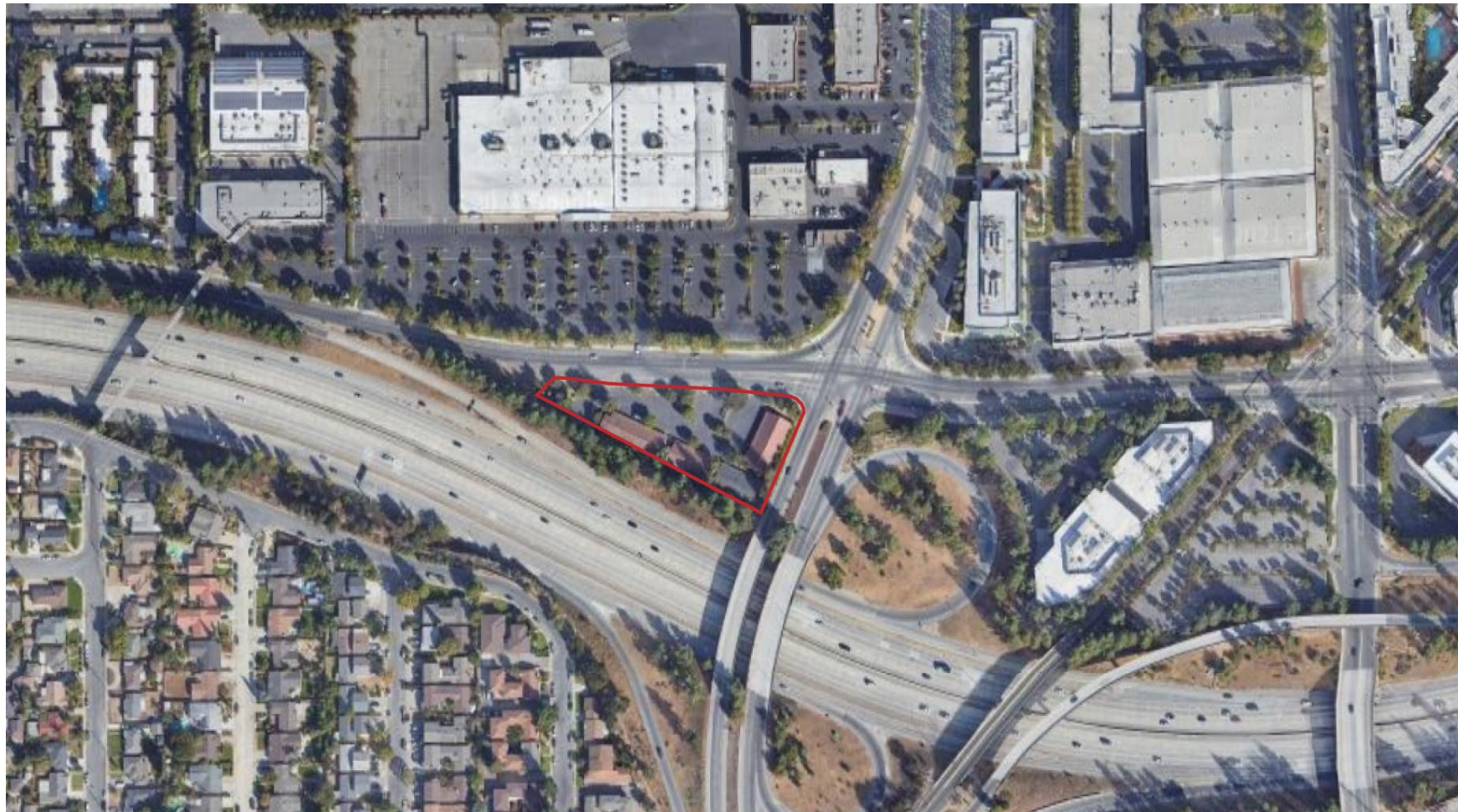
- **Community Engagement Begins** Q2 2021
- **Schematic Design / Entitlement** Q2 2021 – Q2 2022
- **Design Development/Funding Applications** Q4 2021 – Q2 2023
- **Construction Documents/Permitting** Q1 2022 – Q4 2022
- **Construction Start** Q2 2023
- **Construction Completion** Q4 2024
- **Lease-Up Begins** Q2 2024 – Q2 2025



## PLANNING AND DESIGN



# AERIAL VIEW



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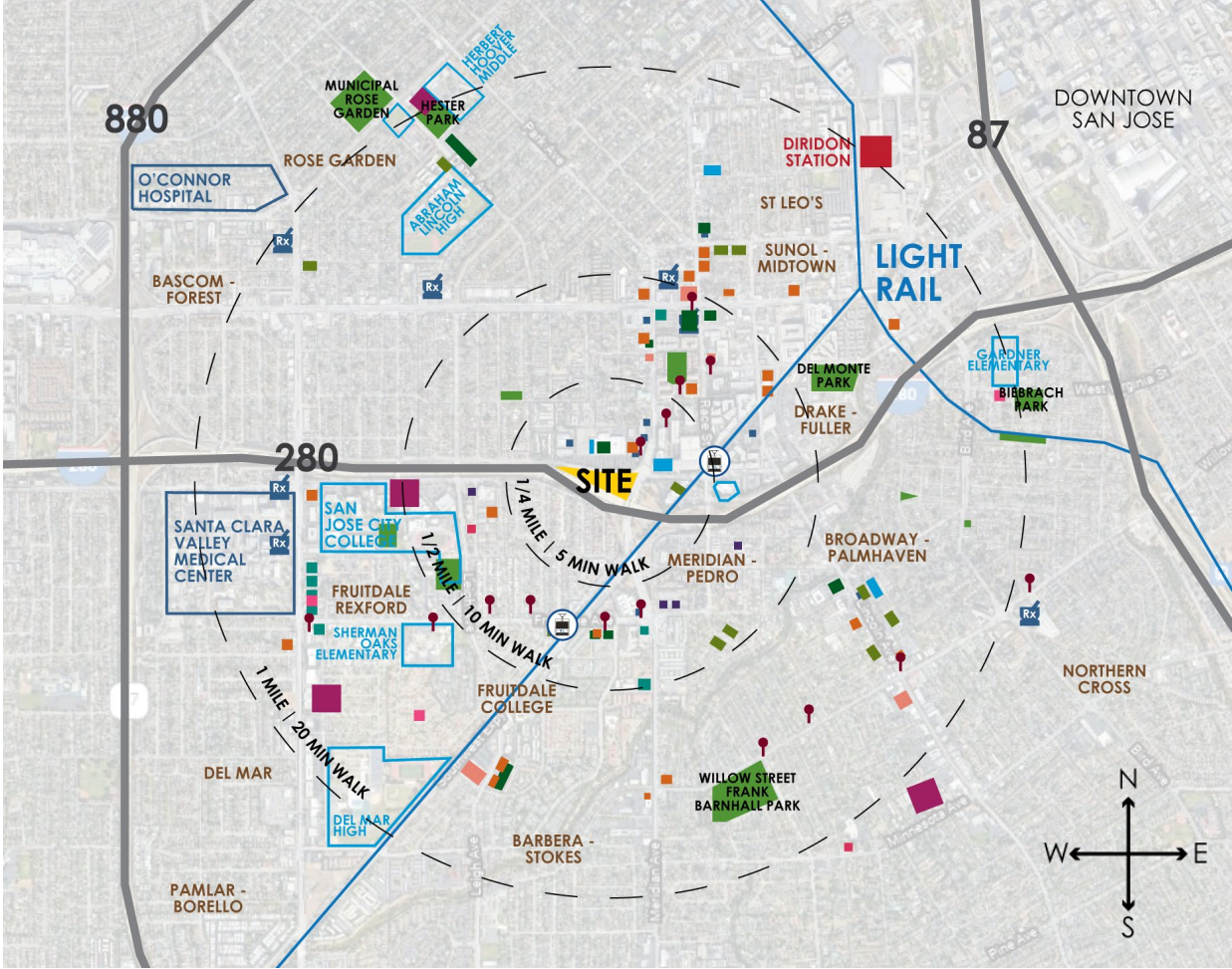
# SITE PHOTOS



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# NEIGHBORHOOD OVERVIEW



## LEGEND

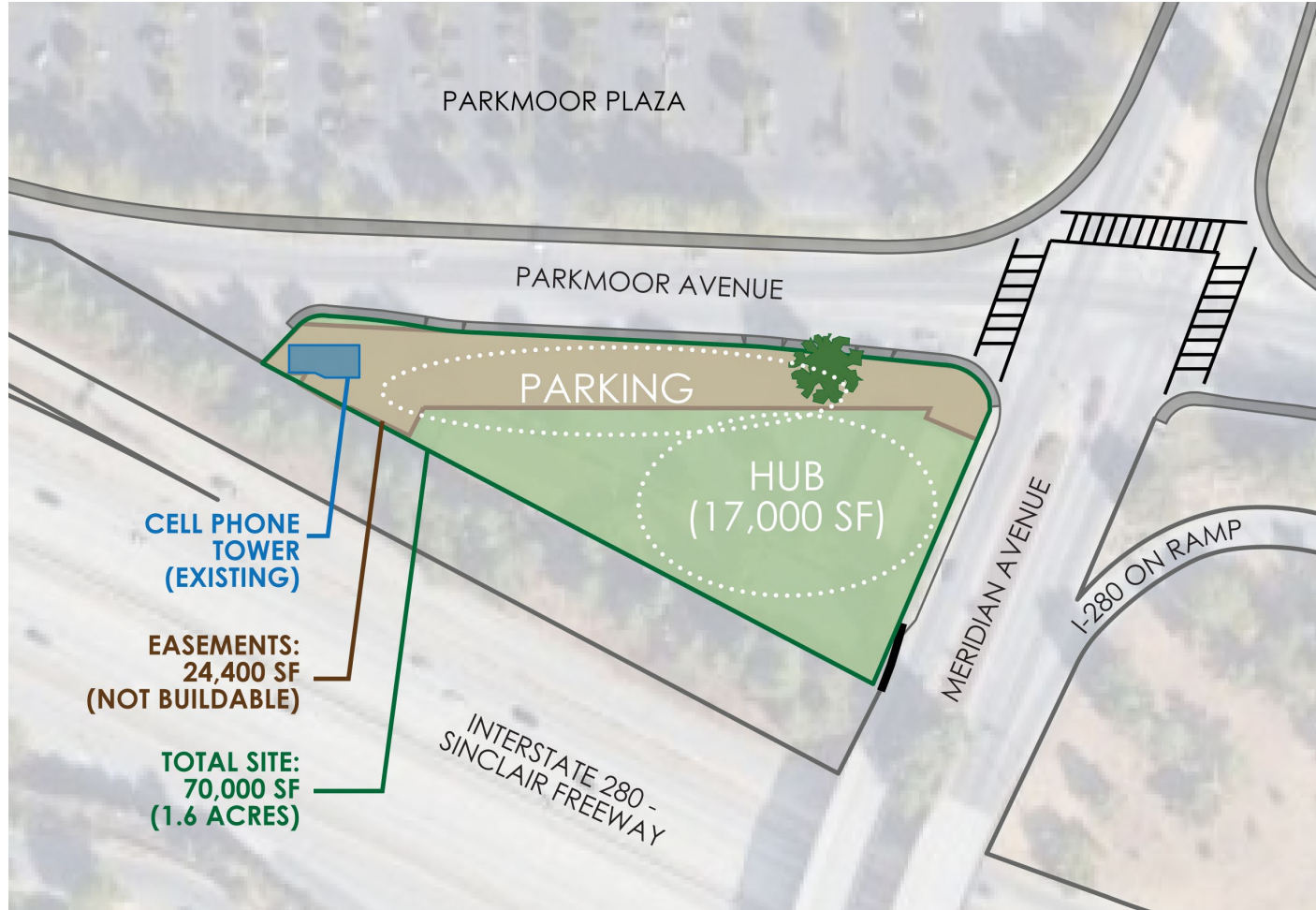
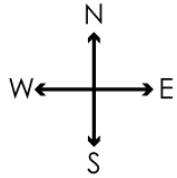
- HIGHWAYS
- BUS STOPS
- LIGHT RAIL STATIONS
- DIRIDON STATION
- HOUSING
- SCHOOLS
- DAYCARES
- LIBRARIES
- HEALTHCARE
- FIRE STATIONS
- PARKS
- COMMUNITY CENTERS
- CHURCHES
- GROCERY
- RETAIL
- RESTAURANTS
- FAST FOOD
- NEIGHBORHOODS



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# SITE PLAN DIAGRAM



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# SUMMARY OF LISTENING SESSION #1, AUG. 25

## How can we design the site to improve your PEDESTRIAN EXPERIENCE?

- Signage - direct pedestrians to sidewalks
- limited Pedestrian access along Meridian. People walk across, no sidewalk. Human nature to take shortest route. Design and operations concern
- Willow Glen - pedestrian crossing example - pedestrian activated crossing light
- Existing concerns - partner with city - future improvements
- Collaborate with merchants south of 2807 How to encourage pedestrian bridge use? Safer crossing
- Freeway exit and entrance - safety concerns
- Possible to place stoplight at exit off freeway along Parkmer - west of intersection (near cell tower)
- Add light to walkways so at night cars can see if residents are crossing by
- Pedestrian crossing sign (lighted, activated)



## What do you think about the inclusion of ART?

Youth created Art

- Love it!
- yes, we need murals I to make it feel welcoming
- representation of the community that will be at the hub. Not just outside but inside as well
- Mural by youth - ownership of design
- HUB - Art / photos highlighting founders / alumni
- Incorporate graffiti protection (coating)

## How can the site be designed so that it feels WELCOMING to you?

- Look at rooftop and on-building raised open outdoor spaces for recreation and landscape
- Office look not inviting. Homelike, non-institutional feel. Flower. Landscaping. Outdoor areas - also for kids
- Doesn't feel like "typical government office". Homelike feel. Flowers!
- Outdoor living space - meet neighbors (especially during COVID)
- Preserve existing trees - landscaping is positive
- Meridian onramp - area feels unwelcoming (not anyone's property)
- Garden - living room setting
- Crime prevention - maintain visibility through landscaping
- Sensitive to heritage of population - reflect diversity - decor, art
- HUB - "forever home", stable, permanent
- Parking lot across street is not welcoming. How to mitigate? Landscaping?

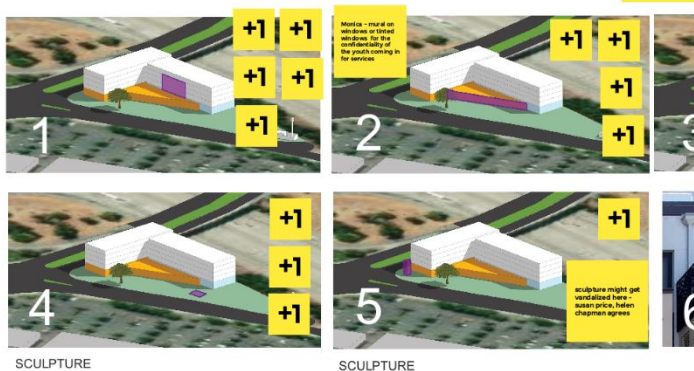
- Importance of pedestrian movement & experience
- Positive impact of art
- Sustainability
- Homelike feel for HUB

- Lush landscaping
- Building design
  - Warm colors
  - Welcoming
  - Protect from freeway noise

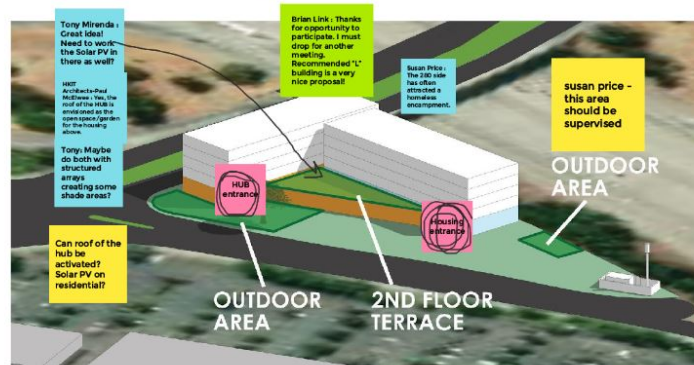


# SUMMARY OF LISTENING SESSION #2, SEPT. 21

## Possible areas to include art



## Areas of greenery



## Proposed landscape elements

### Community Garden Beds



comments:

Wood is a maintenance concern.

Are these hand watered or auto irrigated?

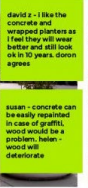
Can art be applied to the planters?

susan - art as tiles made by residents

monica - youth can paint the planter boxes

rod - gaudi seawall in spain

### Planters



## COMMUNITY INPUT

- Art: murals at corner and at HUB
- Positive response to L-shaped massing
- Landscaping on terrace and at HUB
- Input on specific landscaping elements, plants
- Praise for open, sharing process

## EXAMPLES OF YOUTH INPUT

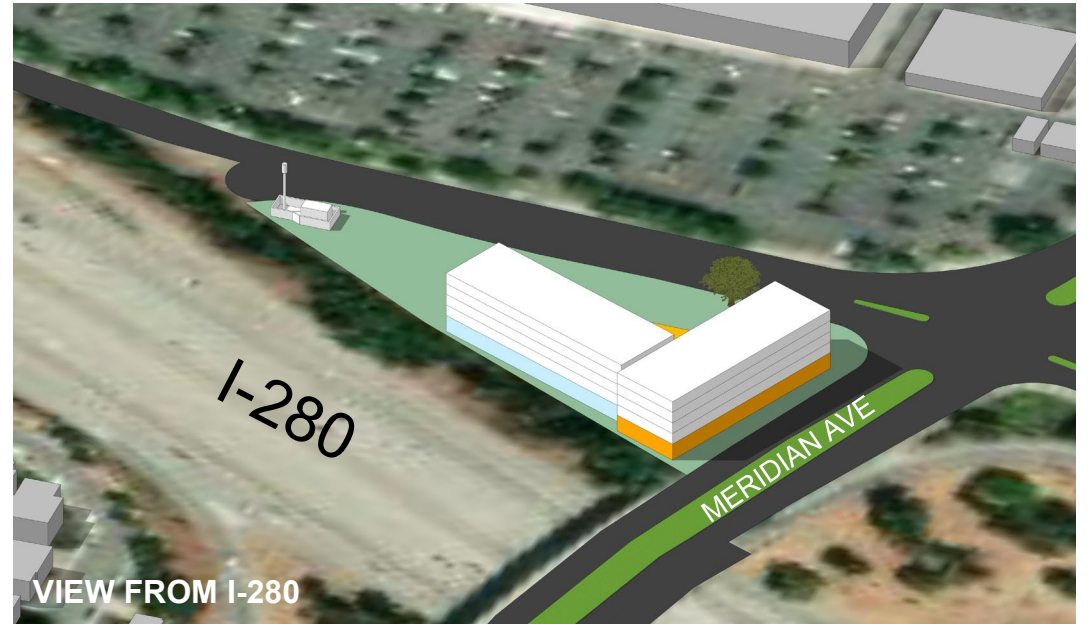
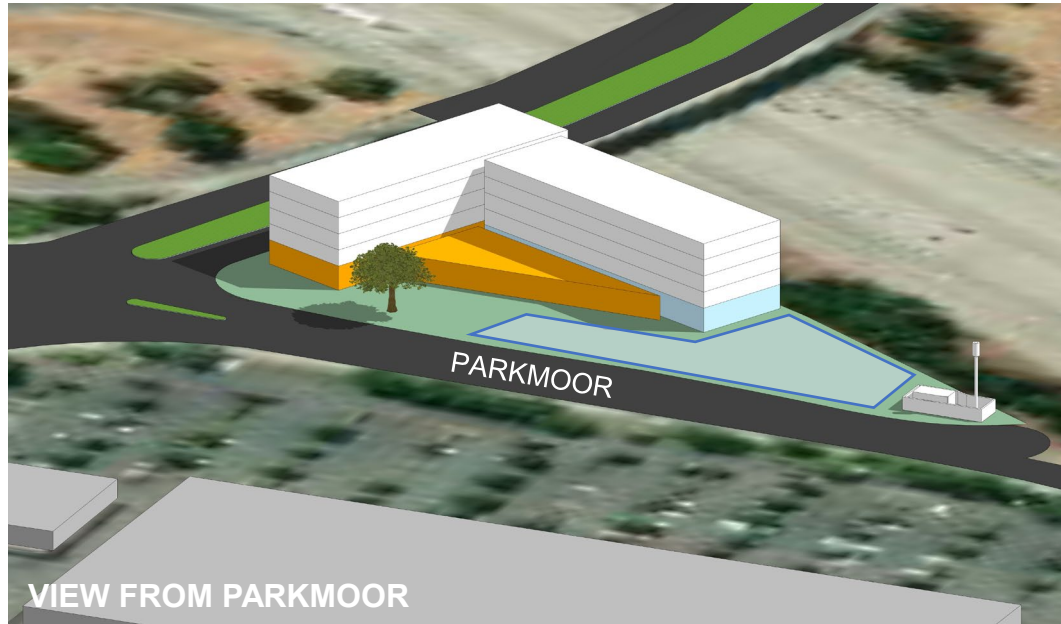
- HUB should be a safe, welcoming space
- Strong connection between inside and outside
- Flexible outdoor space with small and large group gathering areas



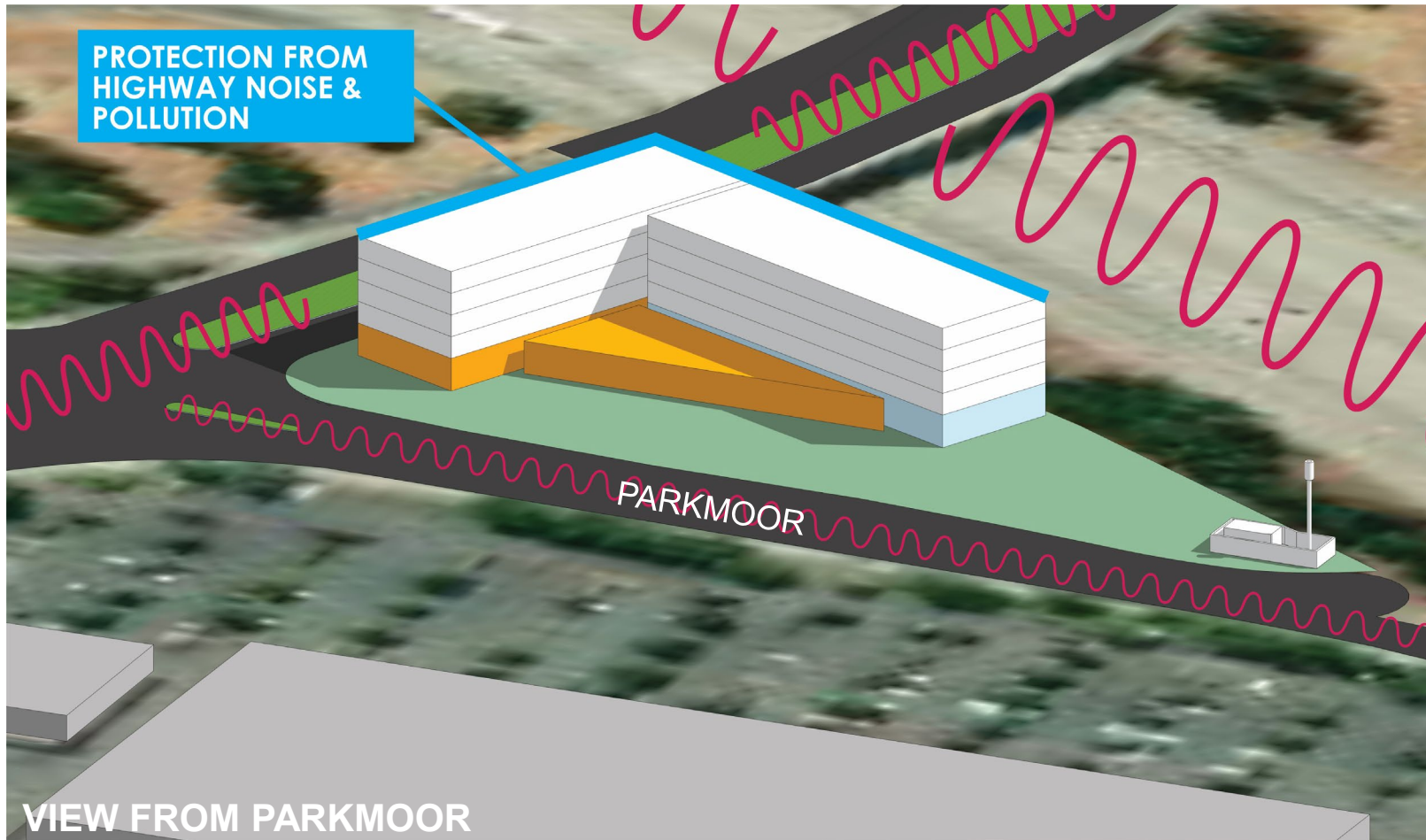
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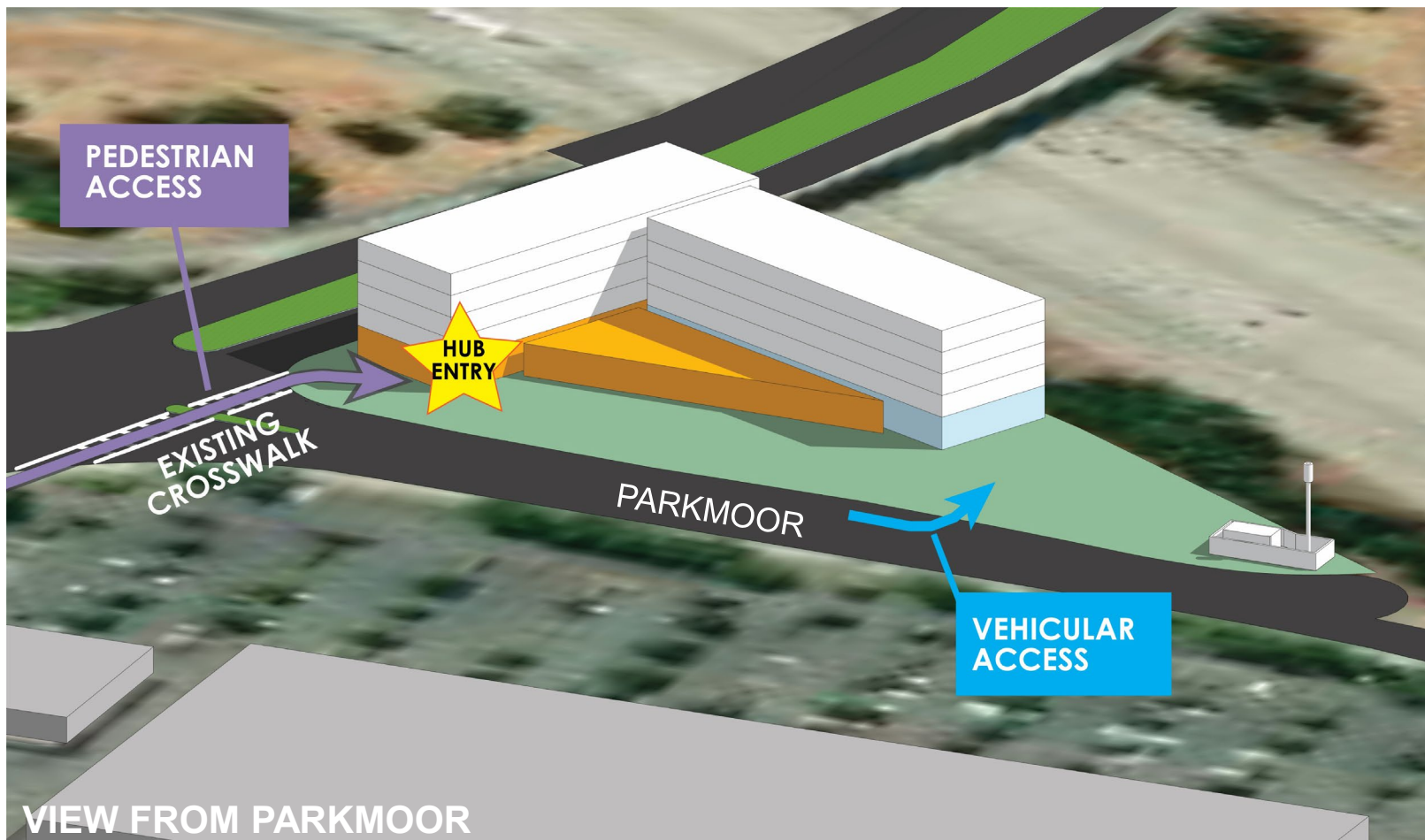
# FINAL MASSING



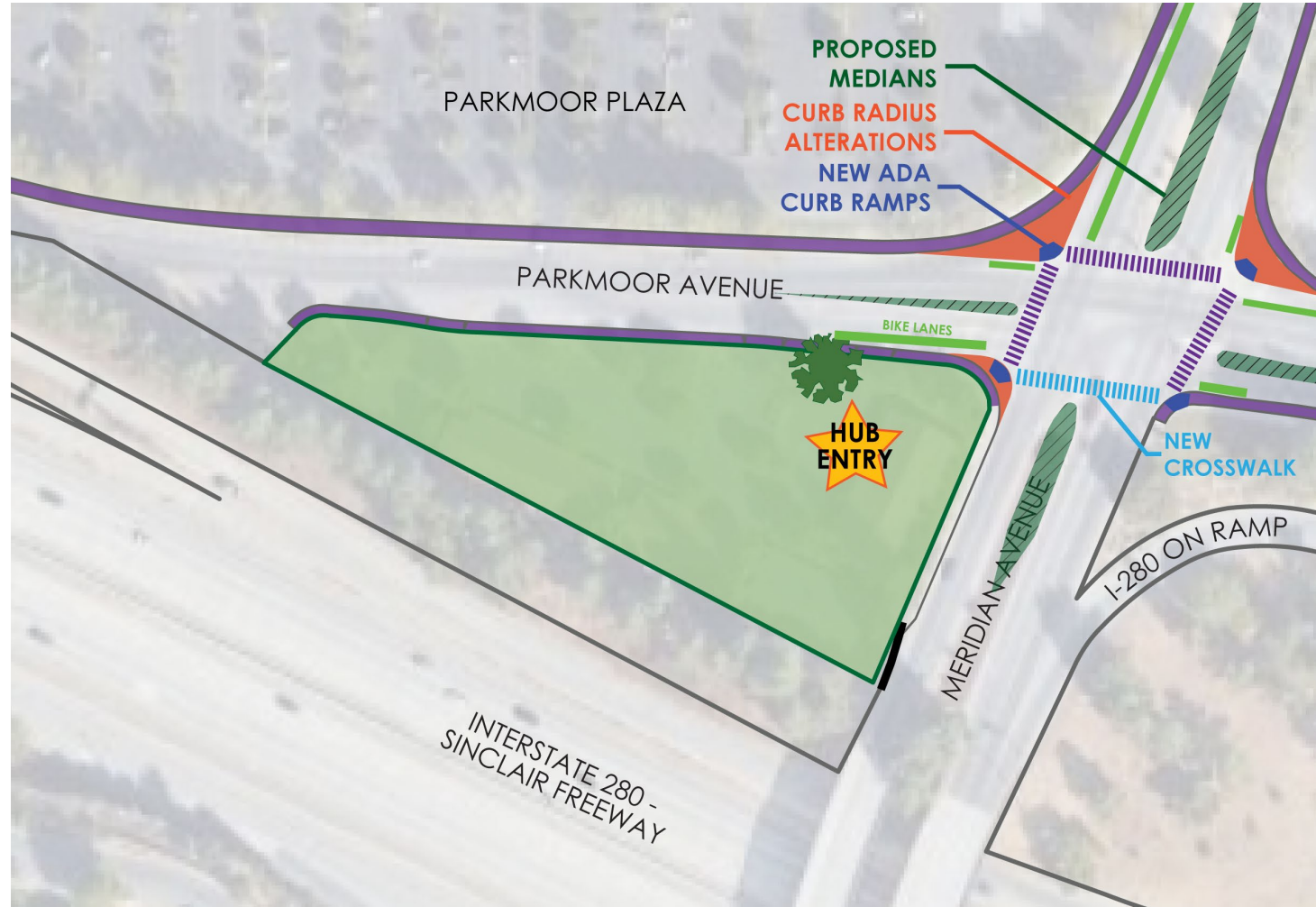
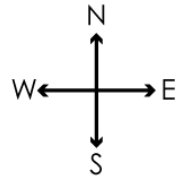
# DESIGN TO REDUCE NOISE



# INCORPORATING PEDESTRIAN SAFETY



# CITY PROPOSED PEDESTRIAN IMPROVEMENTS



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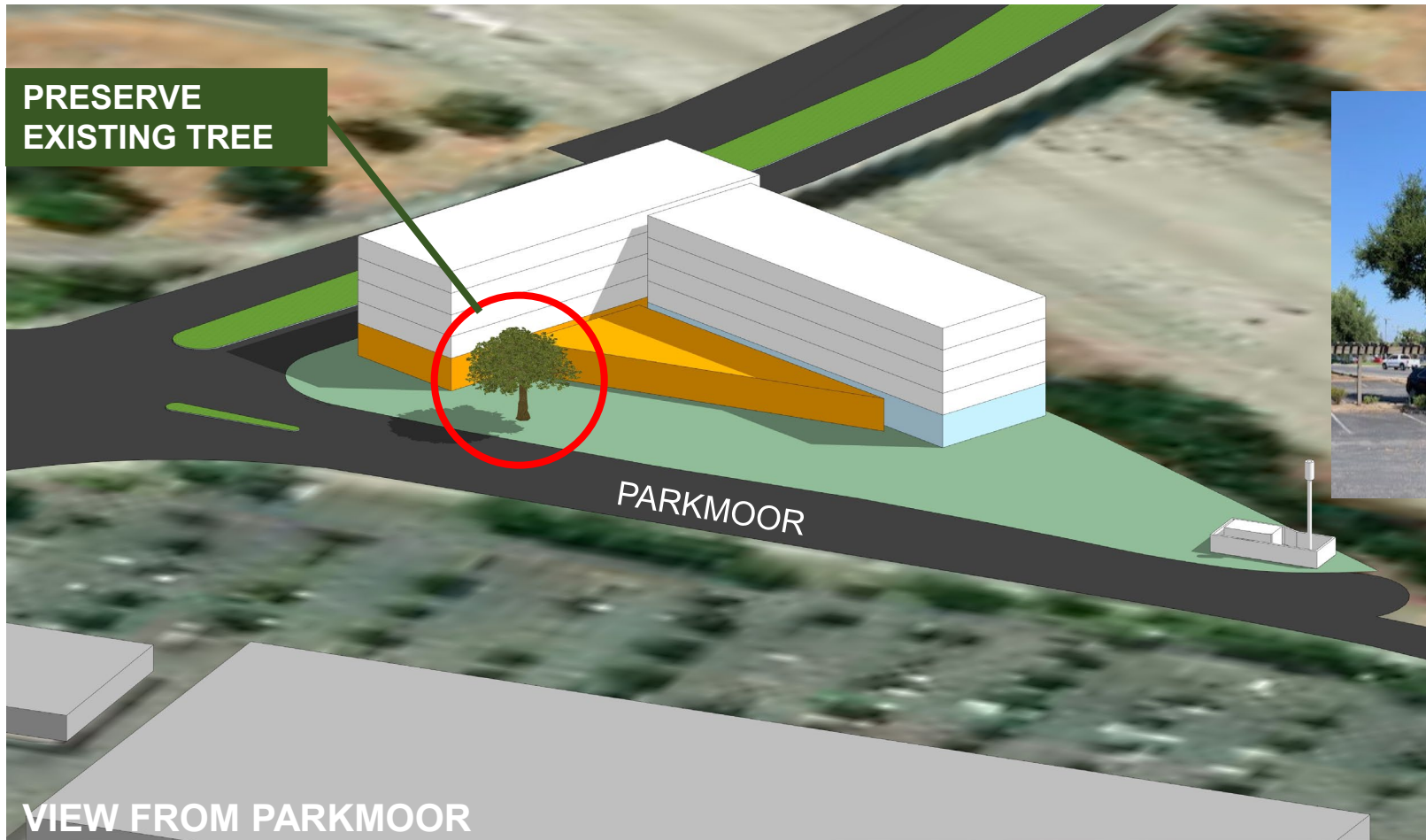
# CREATING A WELCOMING BUILDING



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# PRESERVING THE TREE







# DESIGN



# DESIGN: HUB ENTRY



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# DESIGN: HOUSING ENTRY



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# DESIGN: HOUSING ENTRY



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# DESIGN: VIEW FROM THE HIGHWAY



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# DESIGN: VIEW FROM MERIDIAN



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## DESIGN SESSION





## TODAY'S DESIGN SESSION

### We are looking for your input.

- Contribute your voice
- Collaborate with your community stakeholders
- Define your vision

### How will we get your input?

- **We'll be discussing & getting your thoughts on:**
  - Design
  - Colors
  - Signage
  - Lighting
  - Type of Art







# INTRODUCTION TO GOOGLE JAMBOARDS

**We will use Google Jamboards (virtual white boards) to capture your input.**

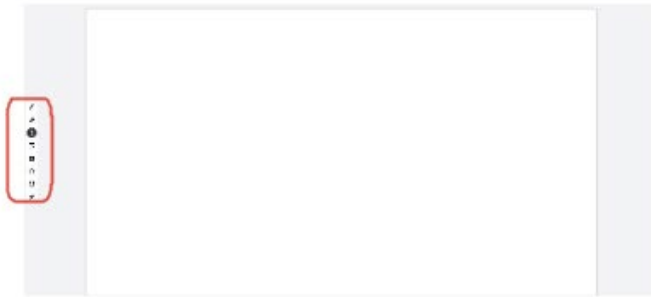
- We will show a virtual white board and send you a link in the chat box.
- We will show you how to use them.
- If you are calling in and cannot see the screen, our facilitators will share your comments on the boards.



# INTRODUCTION TO GOOGLE JAMBOARDS

This is a Jamboard

Step 1:



Step 2:



Step 3:



**Type your thoughts! Or tell us your thoughts and we will type it!**

**+1**



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# DESIGN SESSION

## Summary of Feedback:

- What was important to You?
- Overall Summary



## SUMMARY AND CONTACTS



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## CONTACT

**We appreciate your time and joining us on our meetings!**

**Project Website:** <https://www.abodeservices.org/parkmoor-hub>

**Please send us any additional comments by 10/20/2021 prior to the Project Entitlement Submittal:** <https://tinyurl.com/4734pnpj>

**On-Going 1:1 Meetings / Neighborhood Association Meetings:**

Reach out to : Macy Leung, Senior Project Manager at Abode Services/Allied Housing at [mleung@abodeservices.org](mailto:mleung@abodeservices.org)

**General Project Email :** [Parkmoor.Hub@abodeservices.org](mailto:Parkmoor.Hub@abodeservices.org)



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THANK YOU!

