



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



County of Santa Clara  
Office of Supportive Housing



# Please Join Us for a Visioning Session for The 1510-1540 Parkmoor (HUB) Development



**September 21, 2021 at 6:00 pm**

Join via Zoom. Free and open to the public

**Please RSVP: <https://forms.gle/mArwS3nG68nJq8nM9>**

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 from you about your vision of the Site and 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** (County of Santa Clara OSH)
- **Mission of The HUB** (DFCS/Nayeli)
- **Project Overview and Team** (Allied Housing/Abode Services)
- **Community Outreach** (Allied Housing)
- **Site Context and Analyses** (HKIT)
- **Massing Study** (HKIT)
- **Today's Engagement Session (Visioning) Objective** (HKIT)
- **Feedback and Summary** (Allied Housing & HKIT)



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# THANK YOU

## 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



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# THANK YOU

## Thank You

- 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



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## Background

- County acquired the site at 1510-1540 Parkmoor in August 2017
- Currently four vacant office buildings built in late 1970's
- Desire to relocate the existing Hub into a larger more functional space
- Opportunity to co-locate housing for Youth with on-site services
- Analysis shows site very well-positioned for both Hub and residential use



## Developer Selection Process

- County has a Qualified Pool (QP) of affordable housing developers
- County issued a Request for Offer (RFO) in December of 2020
- Competitive process
- County Board of Supervisors approved selection of Allied Housing in May of 2021



## Housing Opportunity

- Affordable housing with a focus on Transitional Age Youth (TAY) and complementary target populations
- Approximately 81 units in total
- Affordability levels and unit types being evaluated
- Looking at successful models for projects with similar objectives





## THE HUB OVERVIEW



# 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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## SERVICES AND PROGRAM DESIGN

### HUB Program Offerings

- Leadership Development and Youth Empowerment
- Peer support
- Independent Living Program
- Housing Assistance
- Wellness
- Parent/Kid Socials
- Employment and Career Development
- Education
- Legal Advice
- Special and Holiday Events

### Opportunities and Benefits

- Youth led design
- Expansion of services
- Expansion of housing access
- Community Building
- Increased life outcomes
- Increased wellbeing

## PROJECT / TEAM 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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## Project Team

- **Hub Youth**
- **Hub Staff and Partners - County of Santa Clara**
- **County – County of Santa Clara**
- **City – City of San Jose**
- **Developer - Allied Housing**
- **Property Manager – The John Stewart Company**
- **Hub Services – County of Santa Clara**
- **Housing Services – Abode Services**
- **Architect – HKIT**
- **Financial Consultant – CHPC**



## PROJECTED SCHEDULE

- **Community Engagement Begins** : Q2 2021
- **Development and Disposition Agreement** : Oct 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



PARTNERSHIP / COLLABORATION





# ACTIVE COMMUNITY ENGAGEMENT

## “Listen First, then Let’s Get Things Done.”

- Listen
- Feedback
- Engage
- Dialogues
- Inclusion

## Key Outreach Tools:

- ✓ Key Outreach
- ✓ Interactive Design Sessions, workshops
- ✓ One-on-one interviews and meetings
- ✓ Mailings, email fliers, tours, community meetings, presentation, online survey



# 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



# COMMUNITY PARTNERSHIPS

## We Are Listening To You

- **Hub Youth**
- **County Staff, Partners, and Stakeholders**
- **City of San Jose Community Stakeholders**
- **Local Neighborhood Associations**
- **Local Businesses**



## Share Your Input

- Community Engagement Virtual Sessions
- On-Going 1:1 Meetings
- Email : [Parkmoor.Hub@abodeservices.org](mailto:Parkmoor.Hub@abodeservices.org) / [mleung@abodeservices.org](mailto:mleung@abodeservices.org)
- Google Sheet :
- <https://tinyurl.com/4734pnpj>

## Project Updates

- Signage on Site
- Dedicated Website / Email Update



# OUTREACH – NEIGHBORHOOD ASSOCIATIONS

## OUTREACH

BUENA VISTA NEIGHBORHOOD ASSOCIATION

BURBANK COMMUNITY ASSOCIATION

DELMAS PARK NEIGHBORHOOD ASSOCIATION

NORTH WILLOW GLEN NEIGHBORHOOD ASSOCIATION

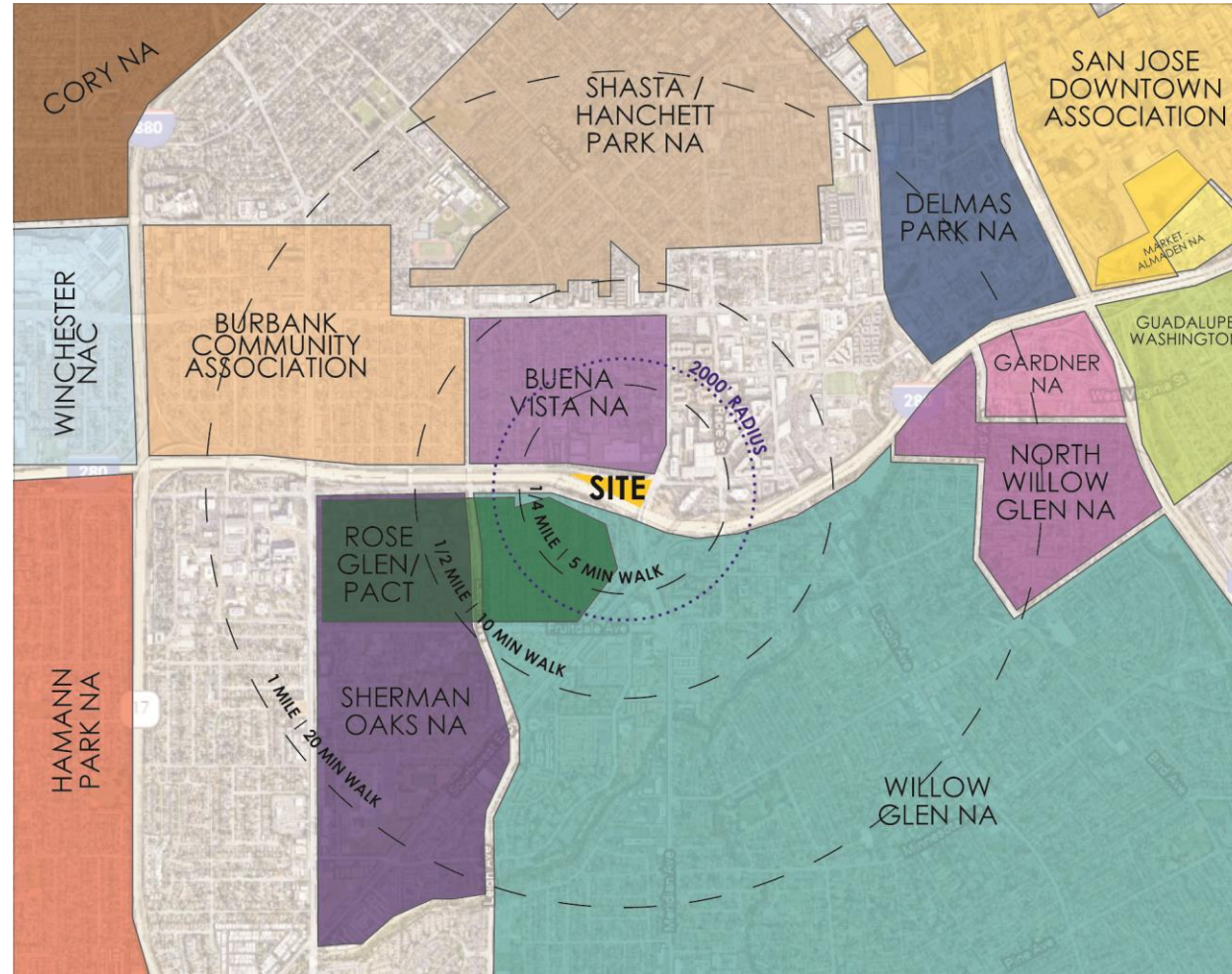
SAN JOSE DOWNTOWN ASSOCIATION

SHERMAN OAKS NEIGHBORHOOD ASSOCIATION

SHASTA HANCHETT PARK NEIGHBORHOOD ASSOCIATION

ROSE GLEN NEIGHBORHOOD ASSOCIATION

WILLOW GLEN NEIGHBORHOOD ASSOCIATION



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# OUTREACH – NEIGHBORHOOD ASSOCIATIONS

## OUTREACH

## MAILERS

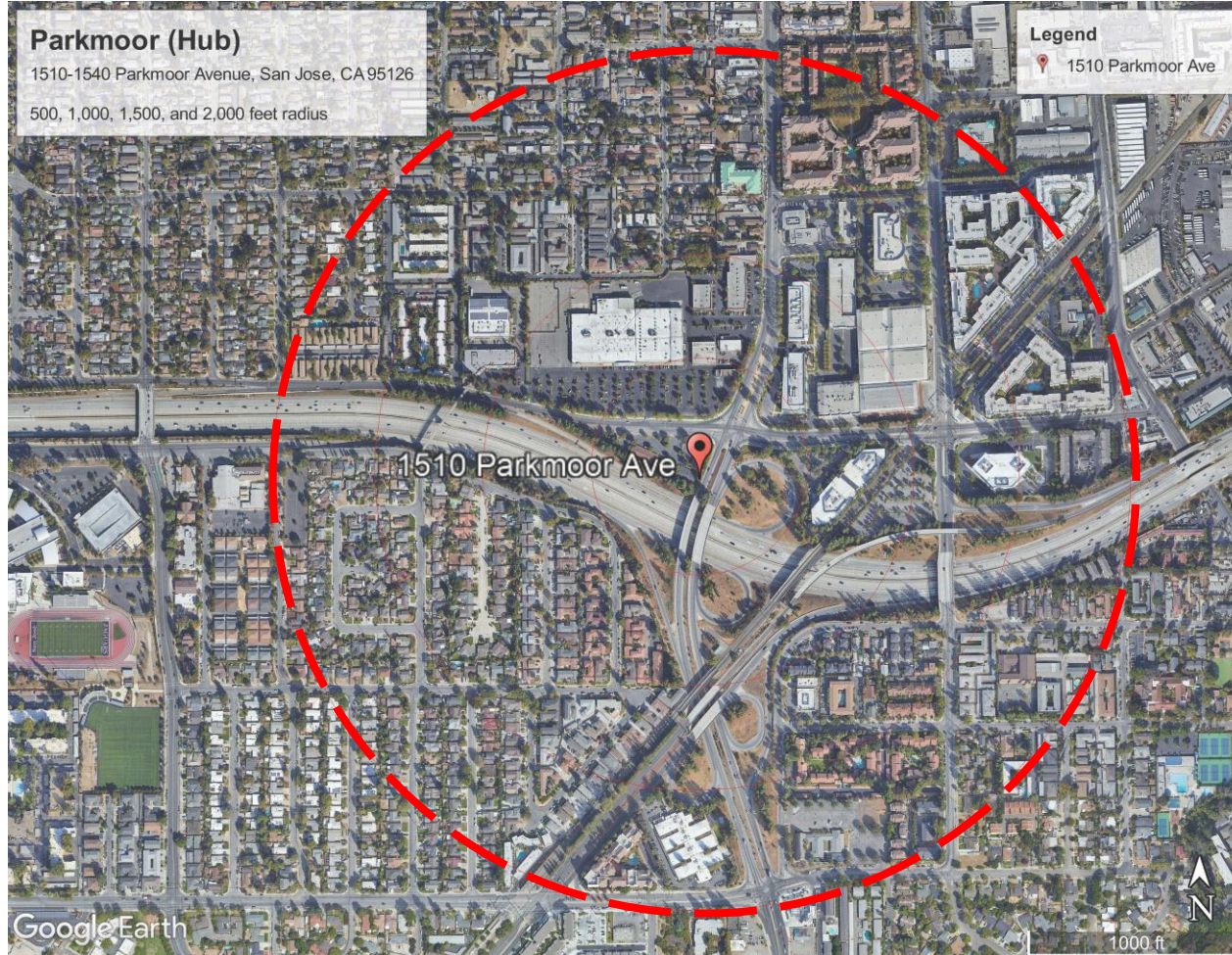
2,000 Feet Radius of the Site

## EMAIL OUTREACH

Adjacent Neighborhood Associations

**VIRTUAL 1:1 MEETINGS/PHONE/ IN-PERSON MEETINGS (On-Going/Weekly Mon/Wed)**

Community Members and Neighbors



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# OUTREACH – BUSINESSES / LOCAL ESTABLISHMENTS

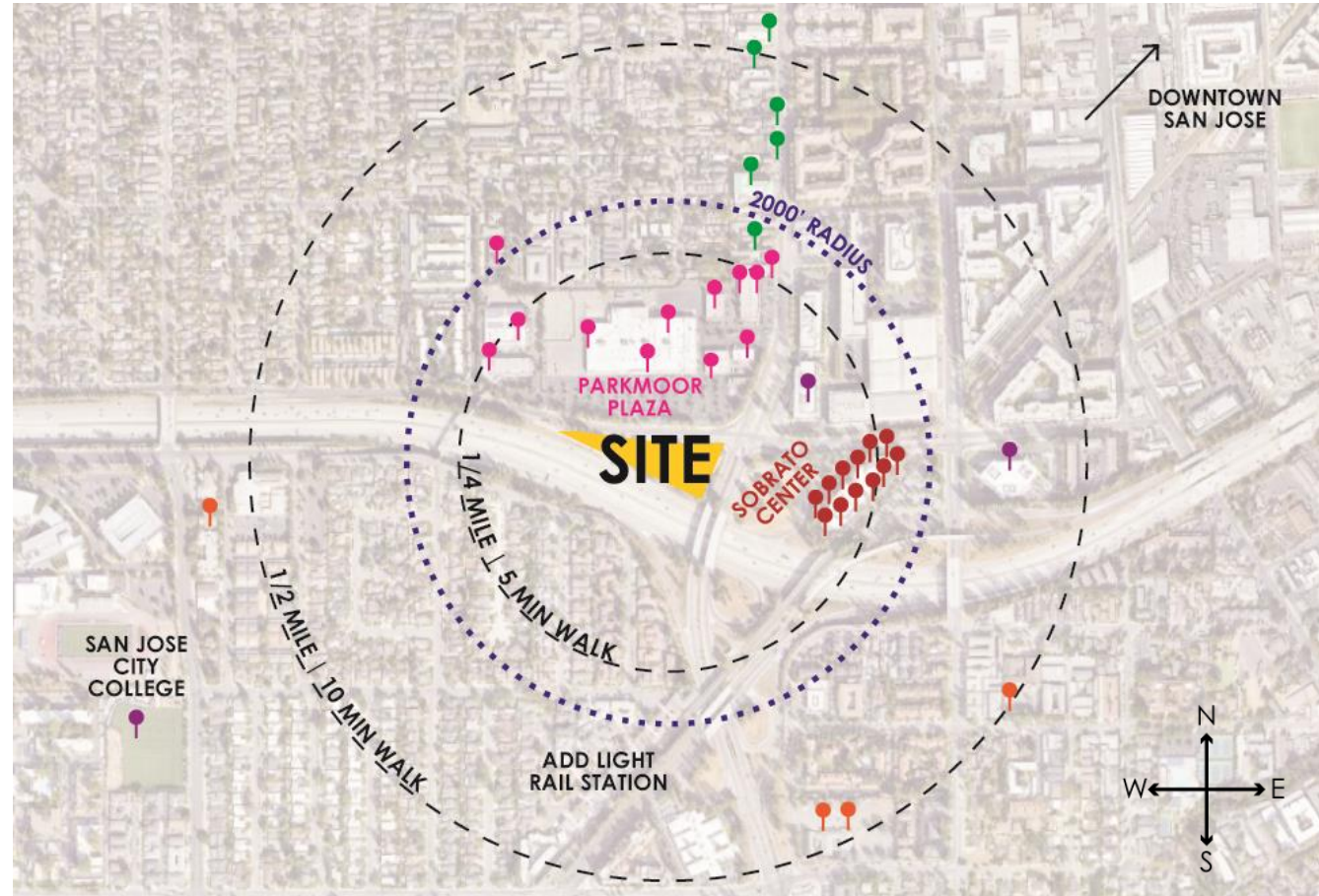
## OUTREACH

### 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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# OUTREACH – REGIONAL ESTABLISHMENTS

## ADDITIONAL OUTREACH

### EDUCATION/SCHOOLS

SAN JOSE STATE UNIVERSITY

### SAN JOSE BUSINESS ASSOCIATIONS

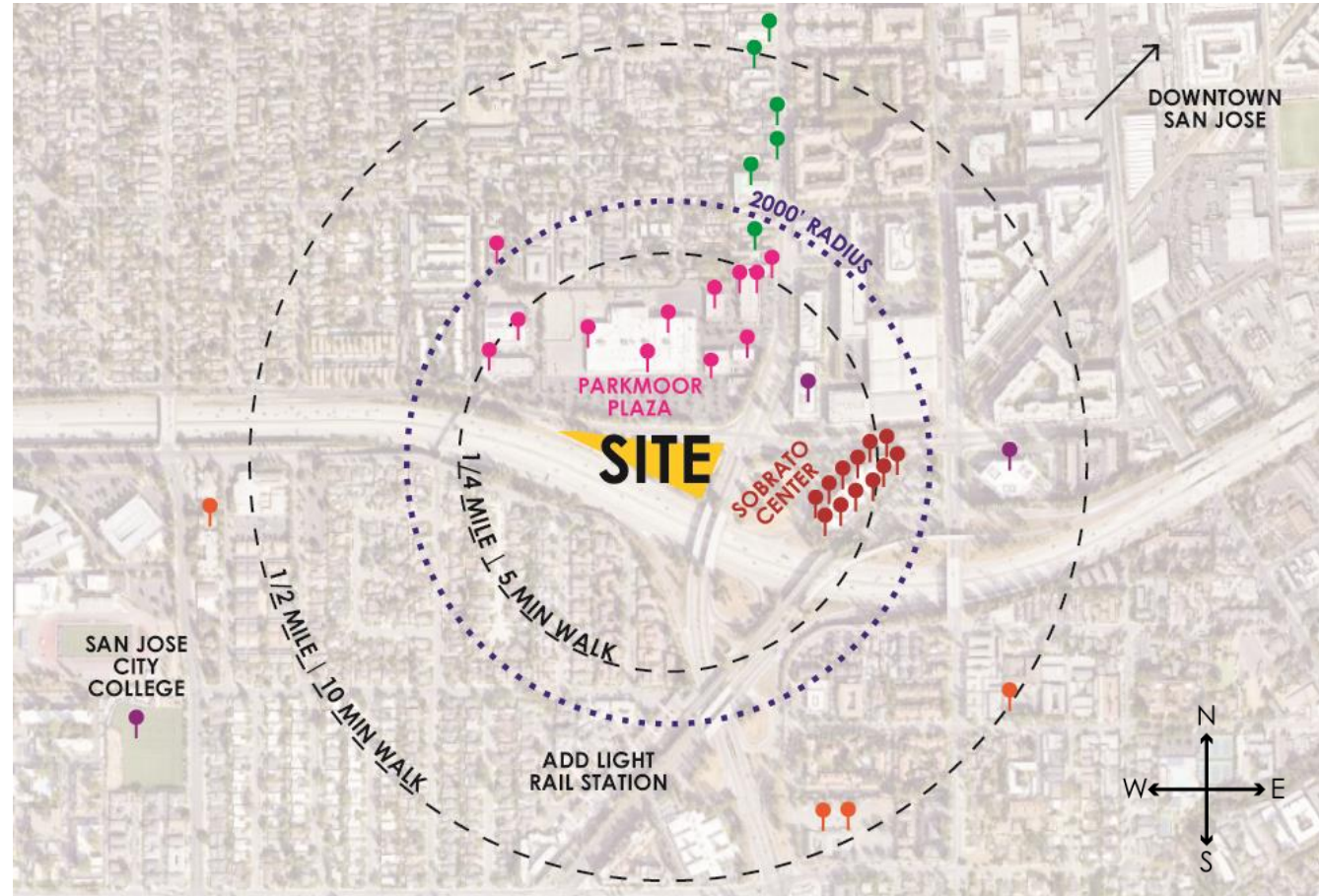
WEST SAN CARLOS BUSINESS ASSOCIATION  
SILICON VALLEY ORGANIZATION

### OTHER BUSINESSES/ CORPORATIONS

LINKEDIN  
GOOGLE  
GOOD KARMA BIKE  
KAPAS BREWING  
FACEBOOK CZI

### HOUSING RELATED/ POLICY/ ADVOCACY GROUPS

DESTINATION: HOME  
SV @ HOME  
CATALYZE SV  
YIMBY  
SAN JOSE SPUR  
HOUSING TRUST SV



### OTHER ORGANIZATIONS/NON-PROFITS

HOUSING CHOICES  
LOW-INCOME SELF-HELP GROUP  
SILICON VALLEY RISING ACTION  
WORKING PARTNERS  
UNHOUSED RESPONSE GROUP  
SOUTH BAY LABOR COUNCIL  
BUILDING TRADES COUNCIL

### TRANSIT AGENCIES

VTA

### CITY OF SAN JOSE/COUNTY OF SANTA CLARA STAFF

SJPD CRIME PREVENTION  
SJ HOMELESS LIAISON  
HOUSING  
PLANNING  
MAYOR'S OFFICE  
COUNCILMEMBER DEV DAVIS OFFICE  
OFFICE OF SUPERVISOR SUSAN ELLENBERG  
OFFICE OF SUPERVISOR CINDY CHAVEZ



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# OUTREACH – NEIGHBORHOOD ASSOCIATIONS

## BVNA MEETING TONIGHT

Just a reminder that tonight the 24th at 7pm we will be having our monthly BVNA meeting; meetings are open to the public, you DO NOT have to live within the Buena Vista Neighborhood boundaries to belong to the Association!

This months meeting will include a presentation by Abode Services, who is redeveloping the triangle parcel across the street from the gas station along Meridian. Additionally art boxes have been painted,

[Learn More](#)

BVNA makes a best effort to provide accurate information about current events, rules, regulations, and municipal code; this site is not intended to provide legal or medical advice and any questions about such areas should be directed to the appropriate City department.

P.O. Box 26953 San Jose, CA  
95159-6953

Share on social  Check out our website   
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Created with  [Explore Ascend](#)

A Zoom meeting grid with eight participants. The participants are: Shaneel Sharma (orange circle with 'S'), Angi Reddell (video feed), Michelle JonesRoberts (circular profile picture), BVNA Website (purple circle with 'B'), Shivali Sharma (green circle with 'S'), Loui Tucker (circular profile picture, highlighted with a blue border), Unknown (grey circle with person icon), and You (video feed). Each tile includes a mute icon in the top right corner.



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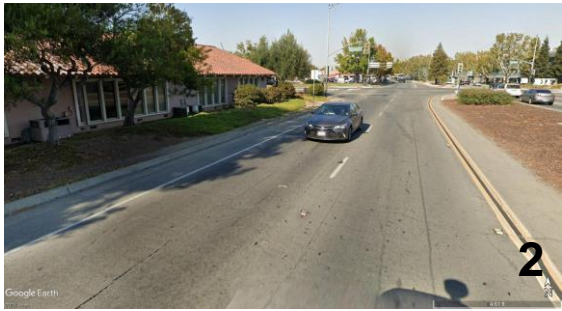




## SITE EVALUATION – PLANNING AND DESIGN



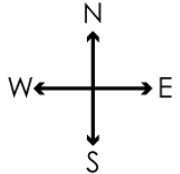
# SITE PHOTOS



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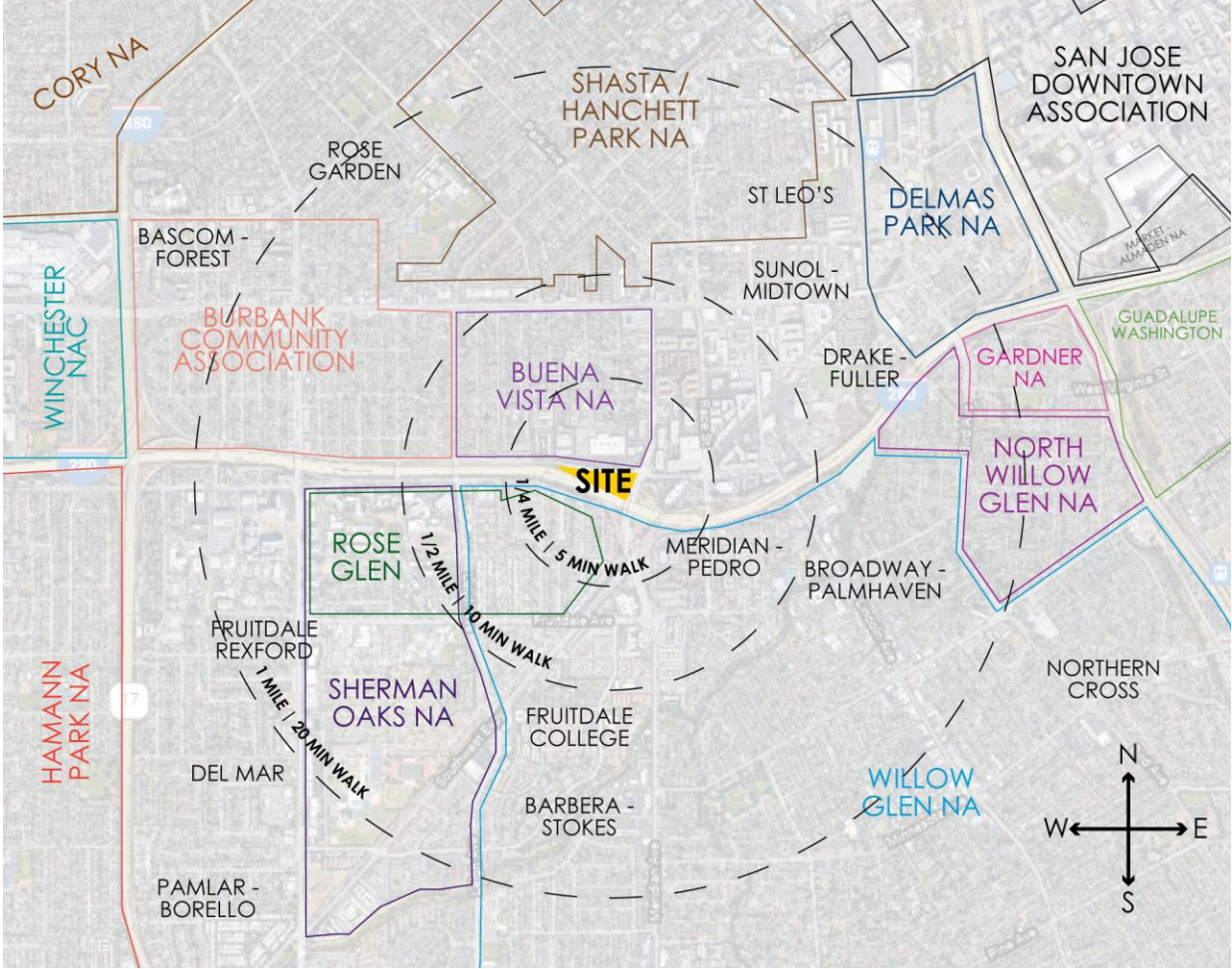
# AERIAL VIEW



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# NEIGHBORHOODS



## LEGEND

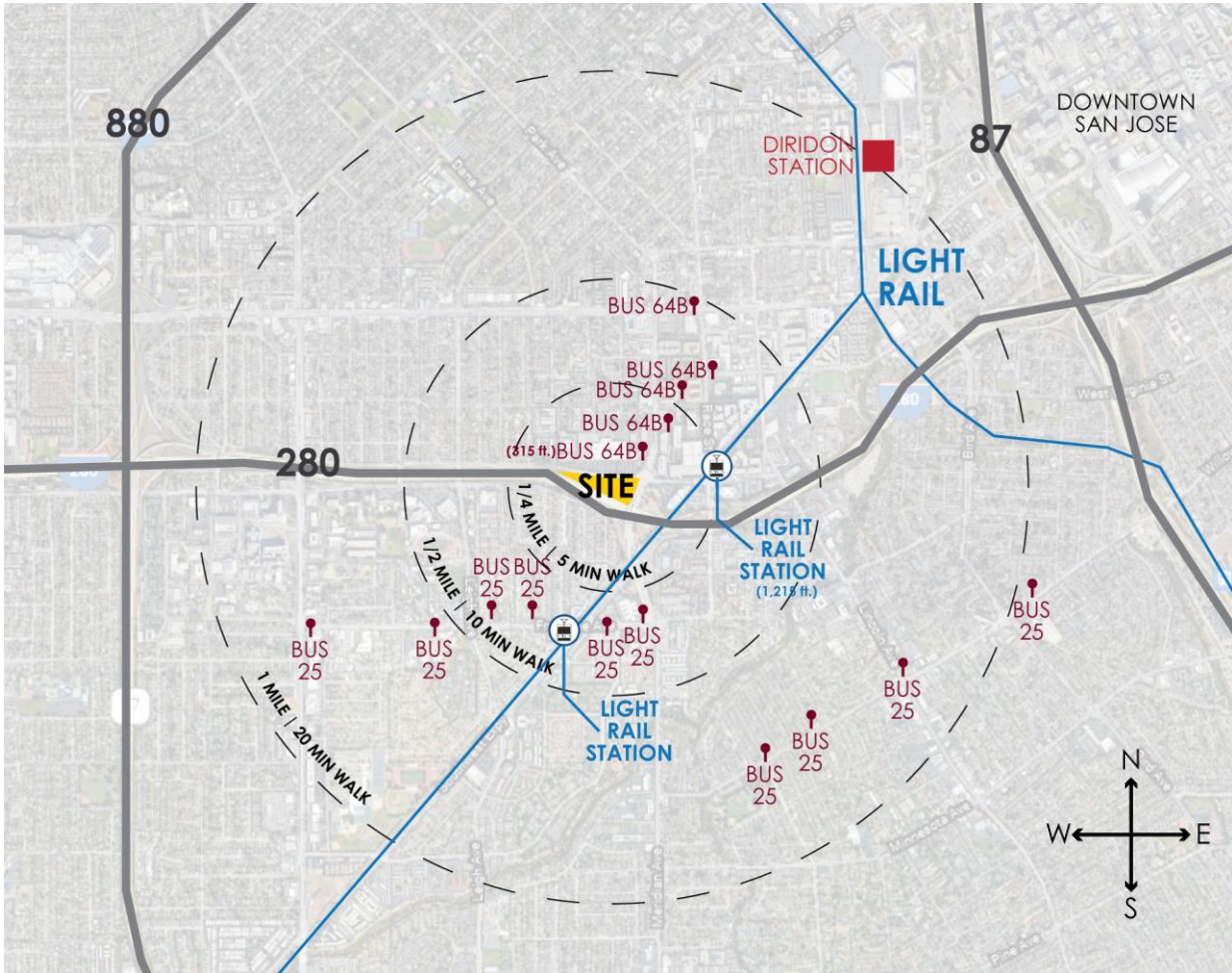
NEIGHBORHOODS ARE LOCATED AS PICTURED



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# TRANSIT



## LEGEND

HIGHWAYS

BUS STOPS

LIGHT RAIL STATIONS

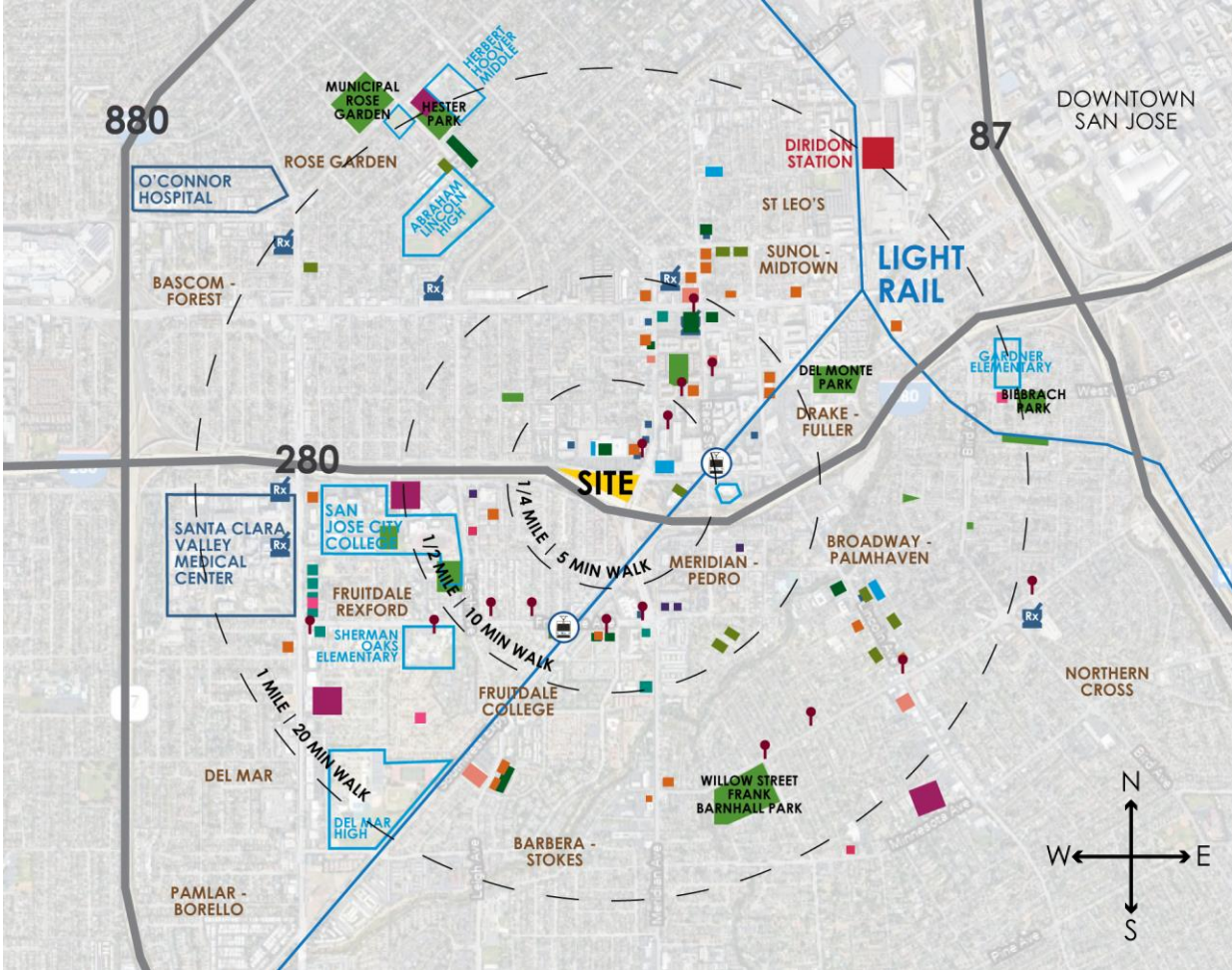
DIRIDON STATION



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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 CONTEXT & ANALYSES



# SITE CONTEXT DIAGRAM

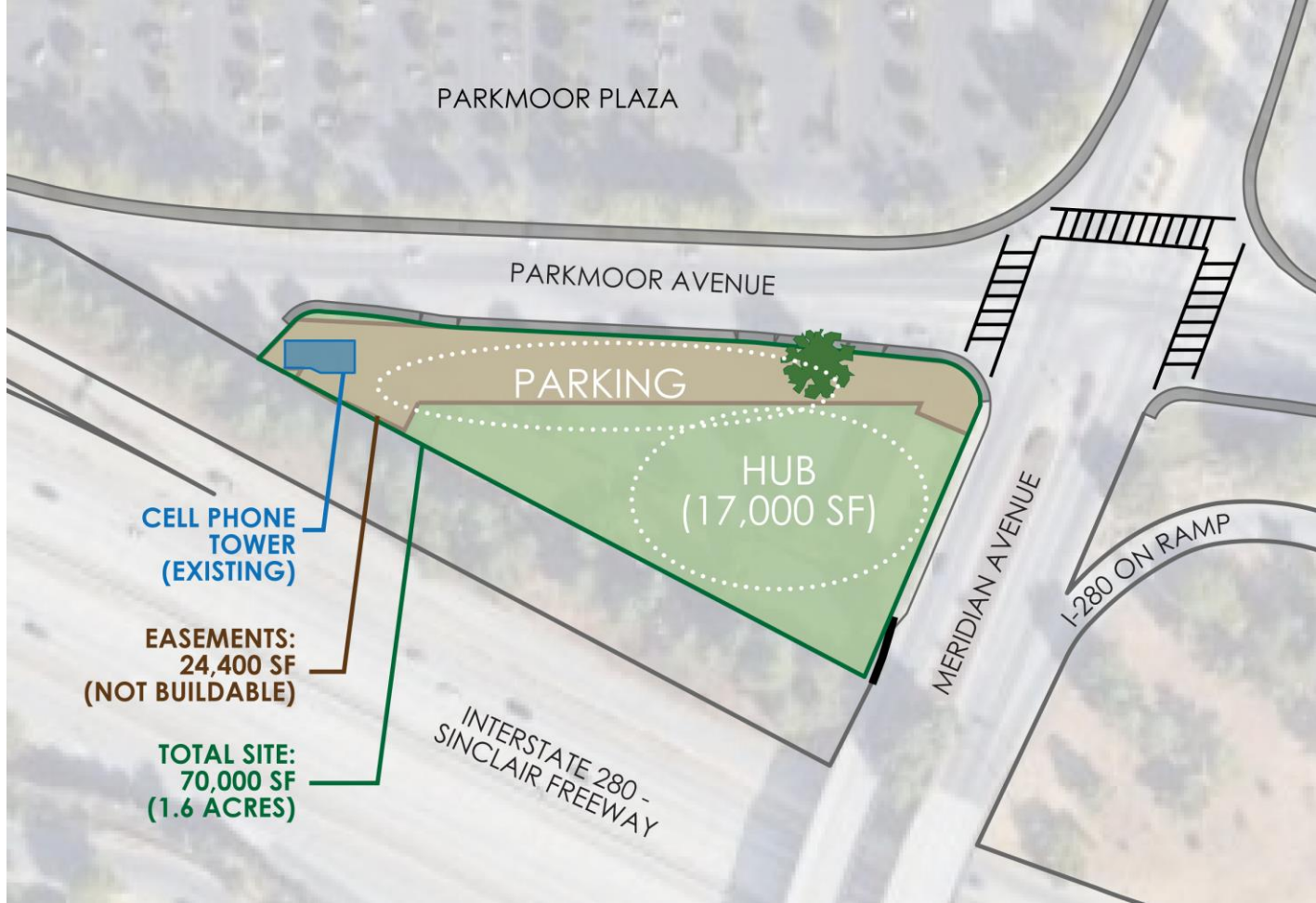
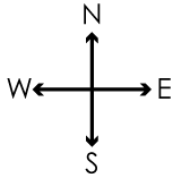


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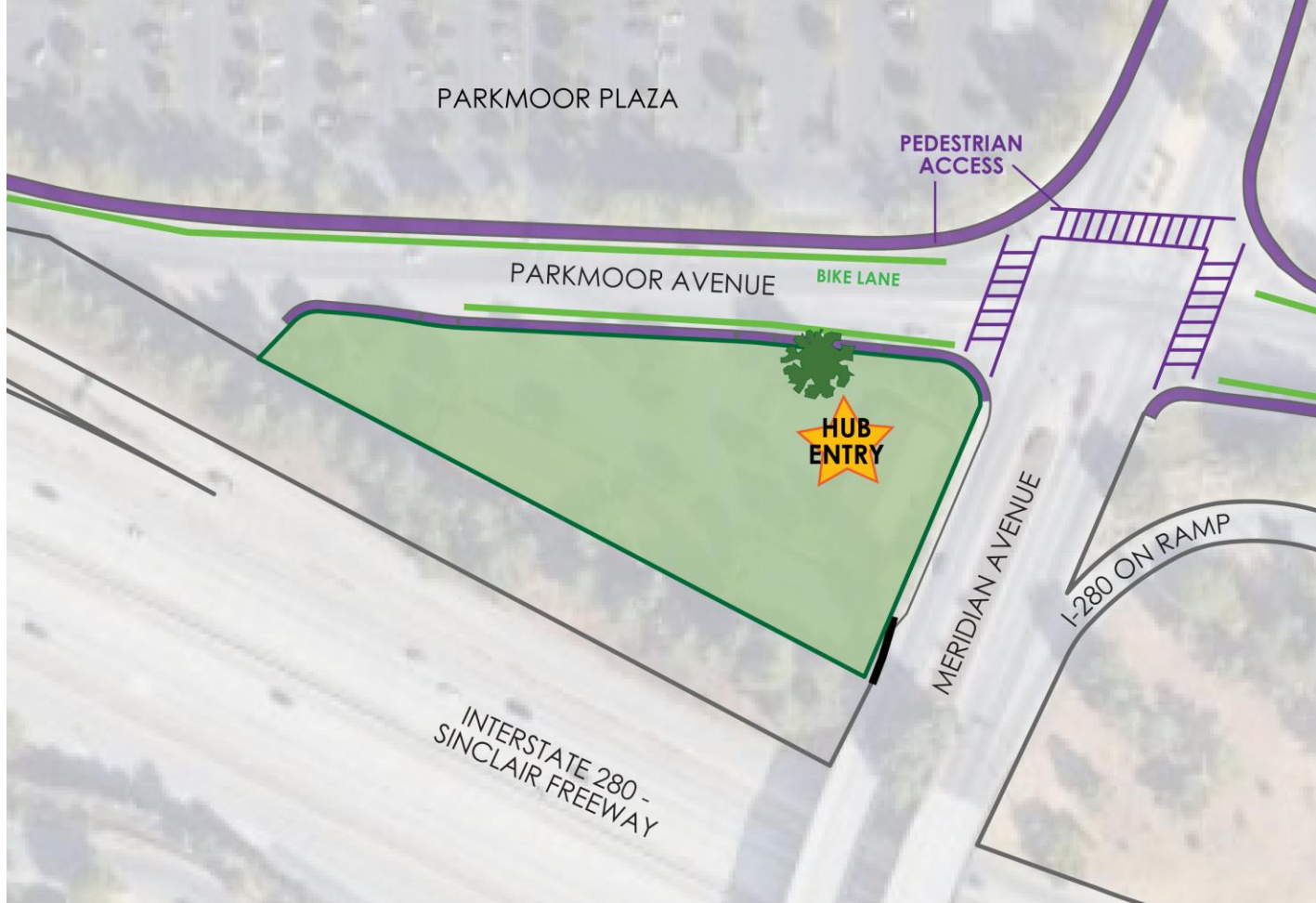
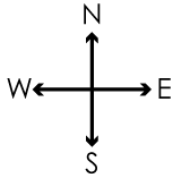
# SITE PLAN DIAGRAM



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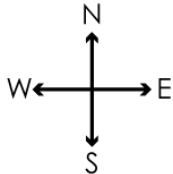
# SITE PLAN DIAGRAM – PEDESTRIAN CIRCULATION



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# SITE PLAN DIAGRAM - TREES



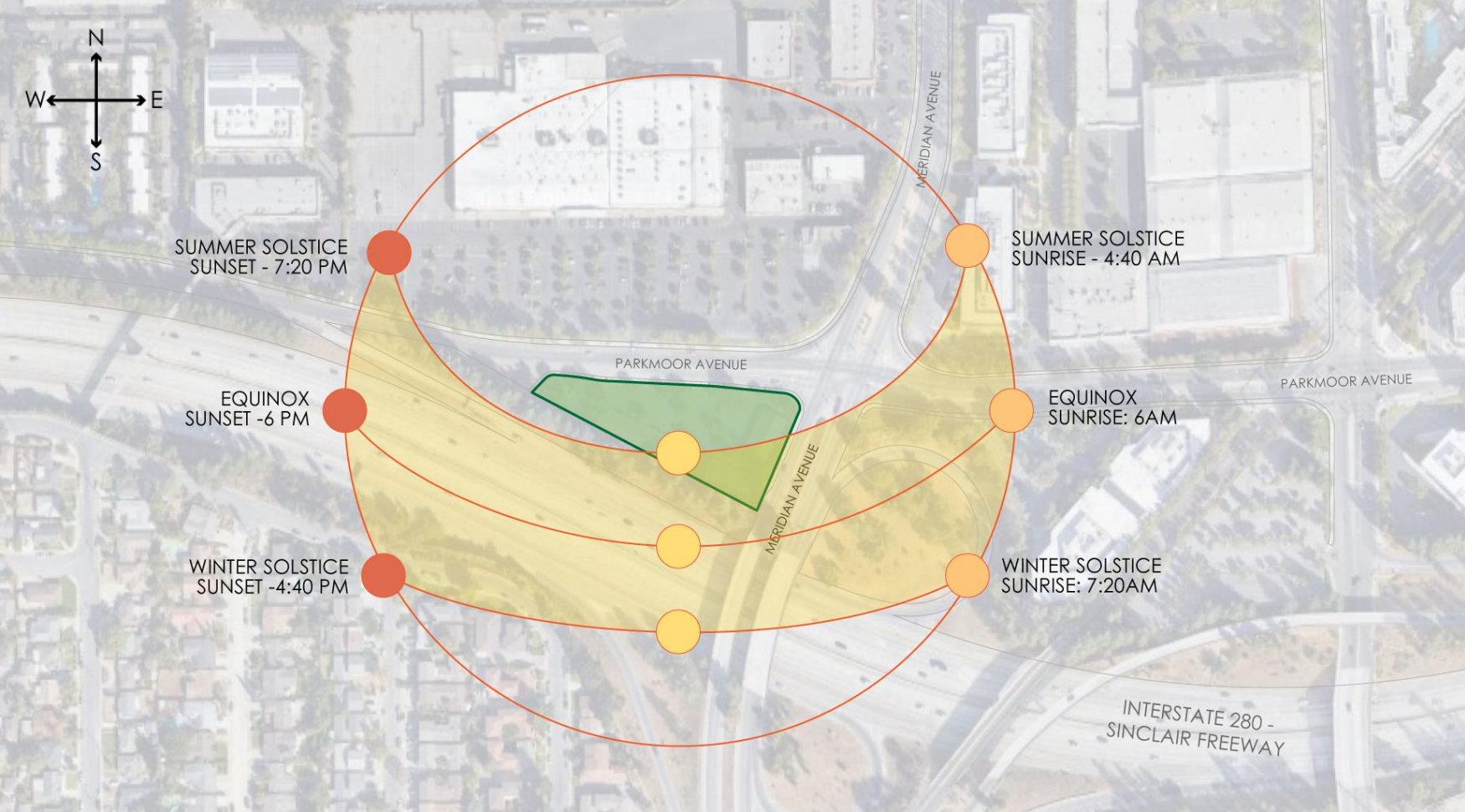
EXISTING OAK TREE TO REMAIN



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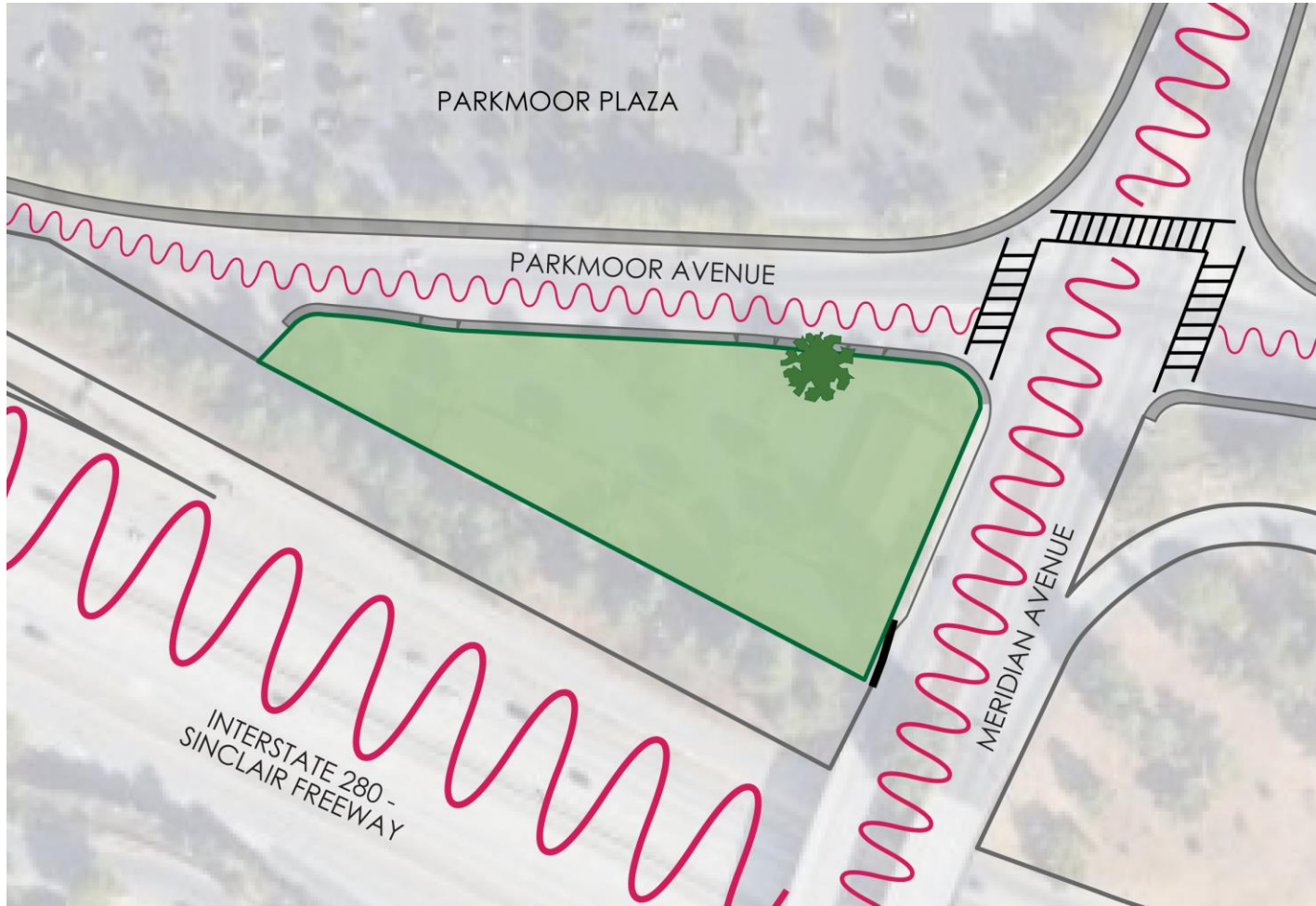
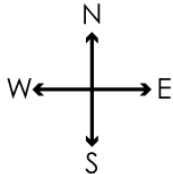
# SUN PATHS



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# SITE PLAN DIAGRAM – NOISE & AIR QUALITY



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# SUMMARY OF PREVIOUS LISTENING SESSION

**Previous meeting: Wednesday, 8/25 @ 6pm via Zoom**

- **Site Access**
  - Emphasis on the importance of pedestrian improvements
- **Art**
  - The idea of including art in the project was met with excitement and positivity
- **Sustainability**



# SUMMARY OF PREVIOUS LISTENING SESSION

- **Exterior Design**
  - Building should have depth
  - Preference for a “timeless” design & aesthetically appealing, contemporary style
  - Preference warm, welcoming colors
  - Concerns about noise from nearby roadways
- **HUB**
  - HUB should have homelike and welcoming feel
- **Landscaping**
  - Preference for lots of greenery, beautiful landscaping
  - Desire for community gardens and other outdoor living spaces



# MASSING RECOMMENDATION

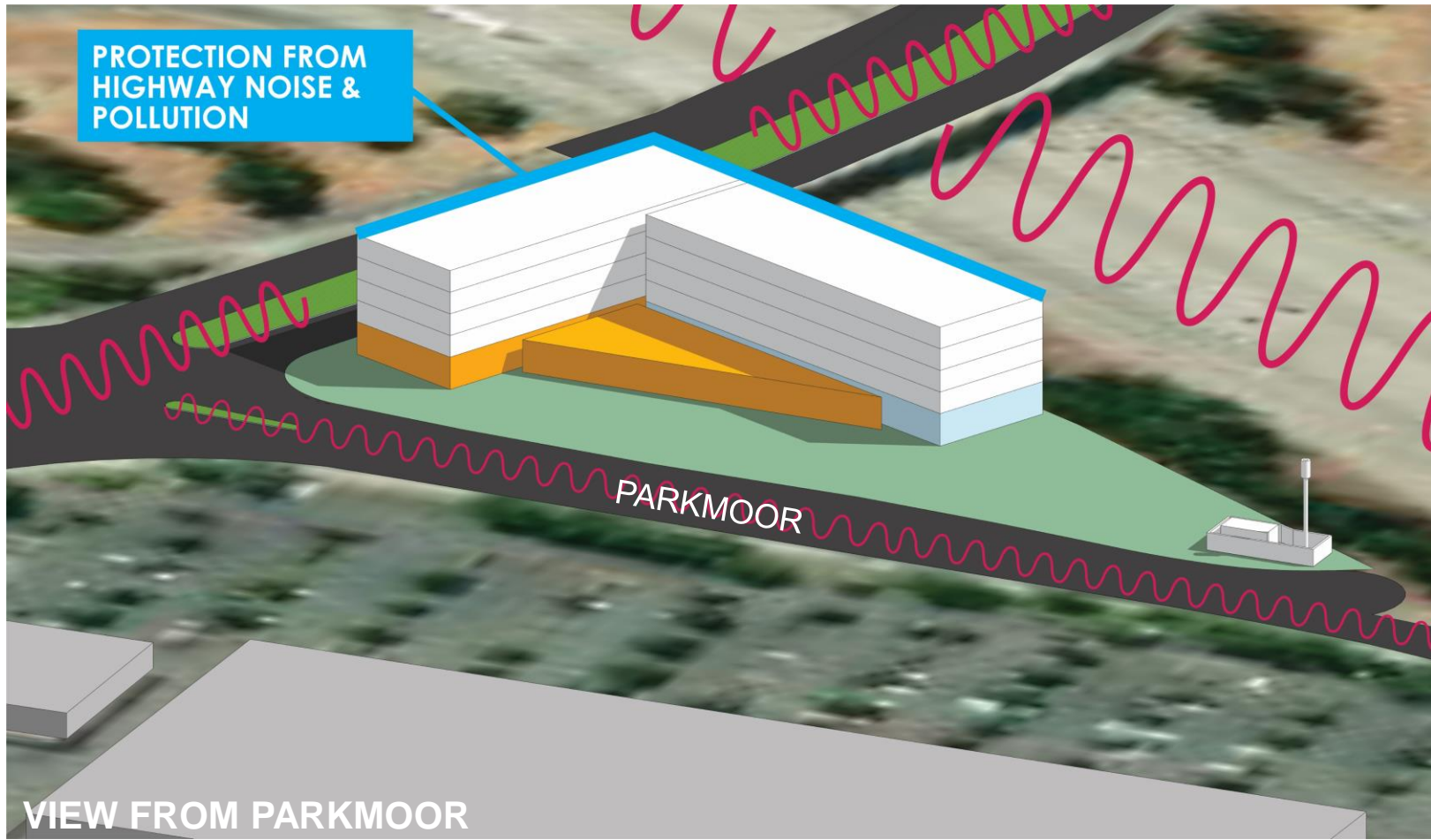


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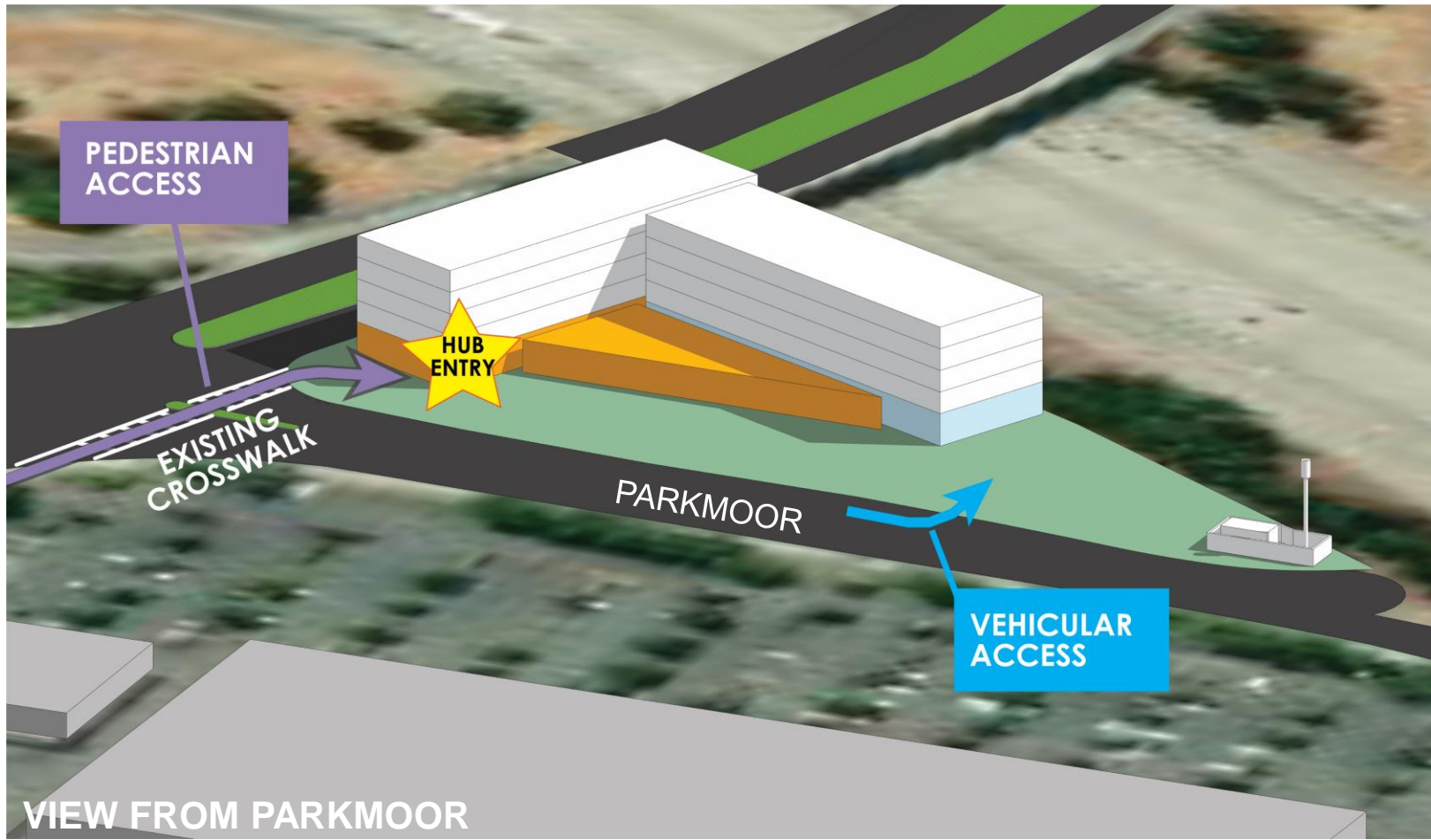
# RESPONSE TO NOISE CONCERNS



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# INCORPORATING PEDESTRIAN SAFETY



VIEW FROM PARKMOOR



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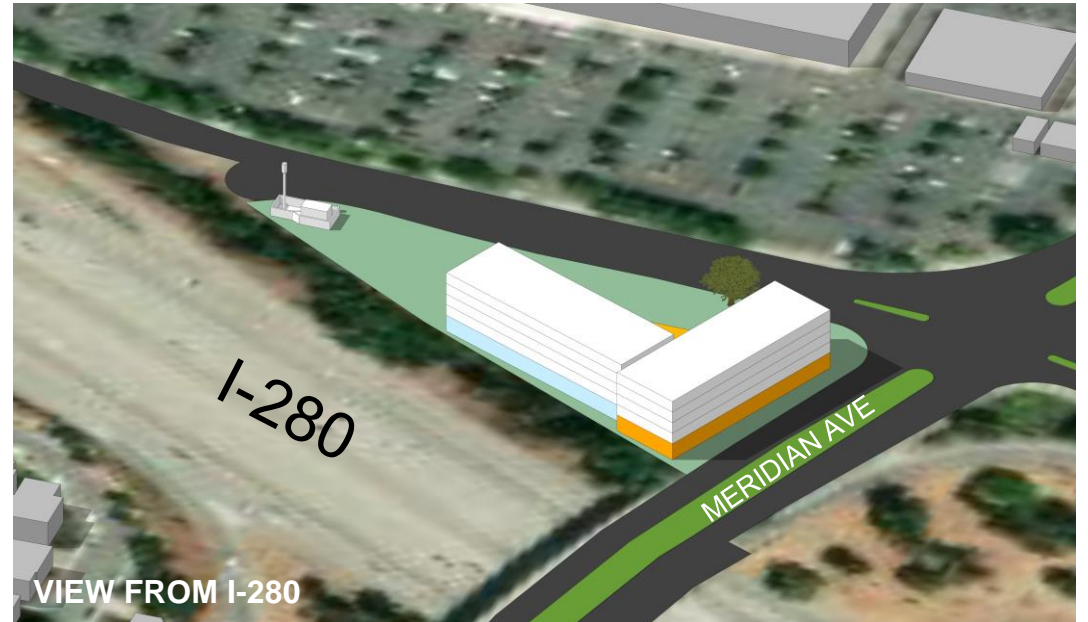
# CREATING A WELCOMING BUILDING



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## MASSING RECOMMENDATION



### REASONS CHOSEN

- Open, welcoming from Parkmoor
- HUB easily accessible from crosswalks/transit
- Housing mass protects open space from noise & air pollution from I-280 and Meridian Ave.
- Maximizes parking



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# MASSING – DUE DILIGENCE STUDY 1



## REASONS NOT CHOSEN:

- Creates a closed-off, tall wall along Parkmoor
- Open space impacted by noise and poor air quality from I-280
- Significantly reduced parking



## MASSING – DUE DILIGENCE STUDY 2



### REASONS NOT CHOSEN:

- Building closed off from surrounding context (Parkmoor)
- Open space impacted by noise and poor air quality from I-280
- Significantly reduced parking



## VISIONING SESSION



# TODAY'S VISIONING 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:
  - Art
  - Building Aesthetics
  - Landscaping



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# INTRODUCTION TO GOOGLE JAMBOARDS

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

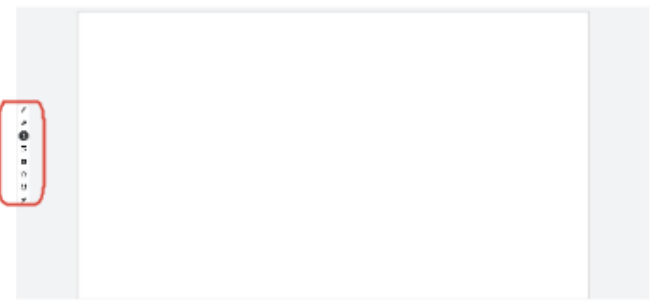
- Each group will have their own virtual white board
- We will show you how to use them.
- If you are calling in and cannot see the screen, our facilitators will share your comments on the boards.



# 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



## Summary of Feedback:

- What was important to You?
- Overall Summary



CONTACT



# ENGAGEMENT PLAN

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THANK YOU!

**We appreciate your time and insight!**

**If you have additional thoughts, please record your comments here:**

**<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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# Please Join Us for the final 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.

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<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).

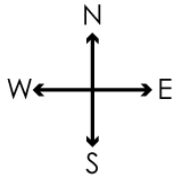


THANK YOU!

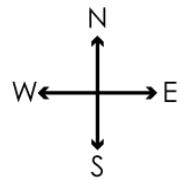




# CITY COMMISSIONED STREET SAFETY STUDY

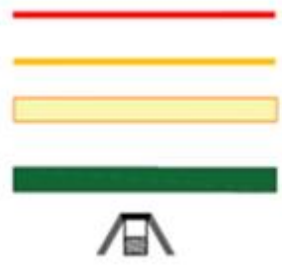


# DRAFT DEPT. OF TRANSPORTATION IMPROVEMENTS



## LEGEND:

- PROPOSED STRIPING
- PROPOSED FACE OF CURB
- PROPOSED VACATION AREA
- RAISED MEDIAN ISLAND
- NEW ADA CURB RAMP



**DRAFT**

## RACE ST, PARKMOOR AVE, AND MERIDIAN AVE CORRIDOR AND INTERSECTION IMPROVEMENTS

Exhibit A



County of Santa Clara  
Office of Supportive Housing

