

330 Distel Circle Design Session

Community Forum #4

September 9, 2021 | 6:00 pm - 7:30 pm

Co-hosted by EAH Housing

KTGY Architects + Planners

Jett Landscape Architecture + Design

City of Los Altos

County of Santa Clara



Agenda



Meeting Etiquette



Mute Your Microphone

For best listening experience



Raise Hand

To participate, click on “Reactions” to raise hand

Or click other reactions like



Chat

If you have questions or reactions and prefer not to talk



Wait

Wait for your name to be called so we can hear everyone’s input

For Spanish Translation / Para traducción al español

Llama:

267-930-4000

e ingrese el código

968-118-224#

Meet The Team



Real Estate Development
Property Management
Resident Services



Architectural Design



Architectural
Landscape



Government Partner
Office of Supportive Housing



City Partner

EAH Housing Overview

► Creating Community



FOUNDED
1968

RELATIONSHIPS WITH
87 municipalities
23 counties
IN CALIFORNIA & HAWAII



700+
EMPLOYEES

► Developing Housing

106 properties

Over 8,400 units
Developed & Acquired

\$1.8+ billion
Active development

\$2.2+ billion
Developed housing

► Managing Properties



SERVING OVER
25,000
RESIDENTS



222 properties
OVER 13,000 UNITS



\$172+ million
Annual Cash Management



By the Numbers:

#35

2020 Architectural Record
Top 300 Architecture
Firms

6

Offices located in
growing
metropolitan areas

250,000+

Number of Multifamily Units Built

45

Number of states in which
we
have worked.

530

Clients with whom we worked
last year

10

Number of our Clients who are
in
The Top 10 U.S. Apartment
Developers

400

Number of
Employees

12

Number of countries in which we
have worked.

10

Number of our clients who are in
the Top 10 U.S. Builders.

22

Number of
Shareholders

29

Years since we opened our
doors
for business

Estrella Vista
Emeryville, CA



Pauline Weaver Senior Apartments
Fremont, CA



Corsair Flats
Alameda, CA





Where we are today

Recap of Key Milestones + Community Outreach to-date



**Los Altos and County
Memorandum Of
Understanding**
January 2021

Key Points of MOU:

- 90 Units
- 100% of units below 80% Area Median Income
- Impact Fees waived by City



Community Forum 1:

Jan 27th 2021

- Why was the site chosen for affordable housing?
- Zoning + development standards
- Timeline
- Q&A



Community Forum 2:

Feb 11th 2021

- Why was the site chosen for affordable housing?
- Zoning + development standards
- Timeline
- Q&A



Community Forum 3:

Aug 12th 2021

- Recap of smaller group discussions
- How we arrived at our vision
- Discussion topics: Housing Model, Initial design, feedback on design elements
- Frequently Asked Questions

EAH has met (virtually) with the following:

- Mayor Fligor
- Los Altos City Council Members
- League of Women Voters
- Silicon Valley@Home
- Destination Home
- Los Altos Affordable Housing Alliance
- Friends of Los Altos
- Community Service Agency
- YIMBY Action
- Los Altos Community Foundation
- Los Altos Chamber of Commerce
- Day Worker Center
- Los Altos Village Association
- Los Altos Residents

330 Distel Circle – Our Vision

Proposed Number of Units	90
Proposed Parking Spaces	*48 - TBD
Proposed Building Height	5 Stories
Proposed Unit Sizes	Studio, 1BR, 2BR, 3BR
Proposed Housing Model	Integrated Housing (Family & Special Needs Set Aside)
Tenant Selection	30% to 80% Area Median Income
Financing	Santa Clara County 2016 Measure A- Affordable Housing Bond Low Income Housing Tax Credits (LIHTC) Los Altos Fee Waiver

This forum is being recorded and can be accessed at www.eahhousing.org/330distelcircle



Takeaways from Community Forum #3 Listening Session

What is one thing that you love about Los Altos?



What is one thing you love that you love about the neighborhood around 330 Distel Circle?



What [EAH Housing] heard

EAH major takeaways from Community Forum #3



Parking Solution



Tenant Selection



Entitlement Timeline



Housing Model – Integrated Populations



Resident Services and Supportive Services



Overall excitement and community support!

Additional FAQs information posted on City of Los Altos website:
<https://www.losaltosca.gov/communitydevelopment/page/330-distel-circle>

Housing Model Discussion

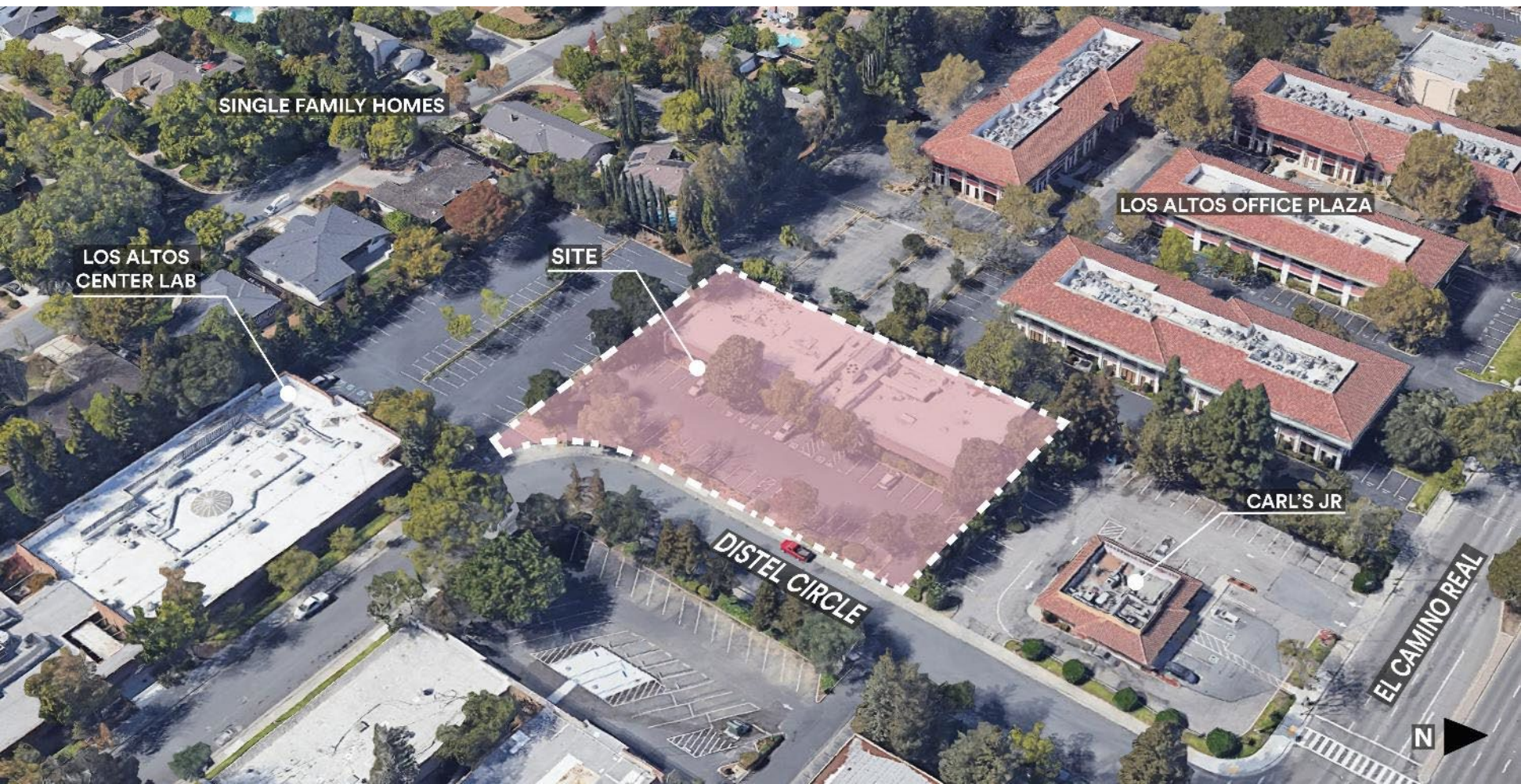
Integrated Housing Model



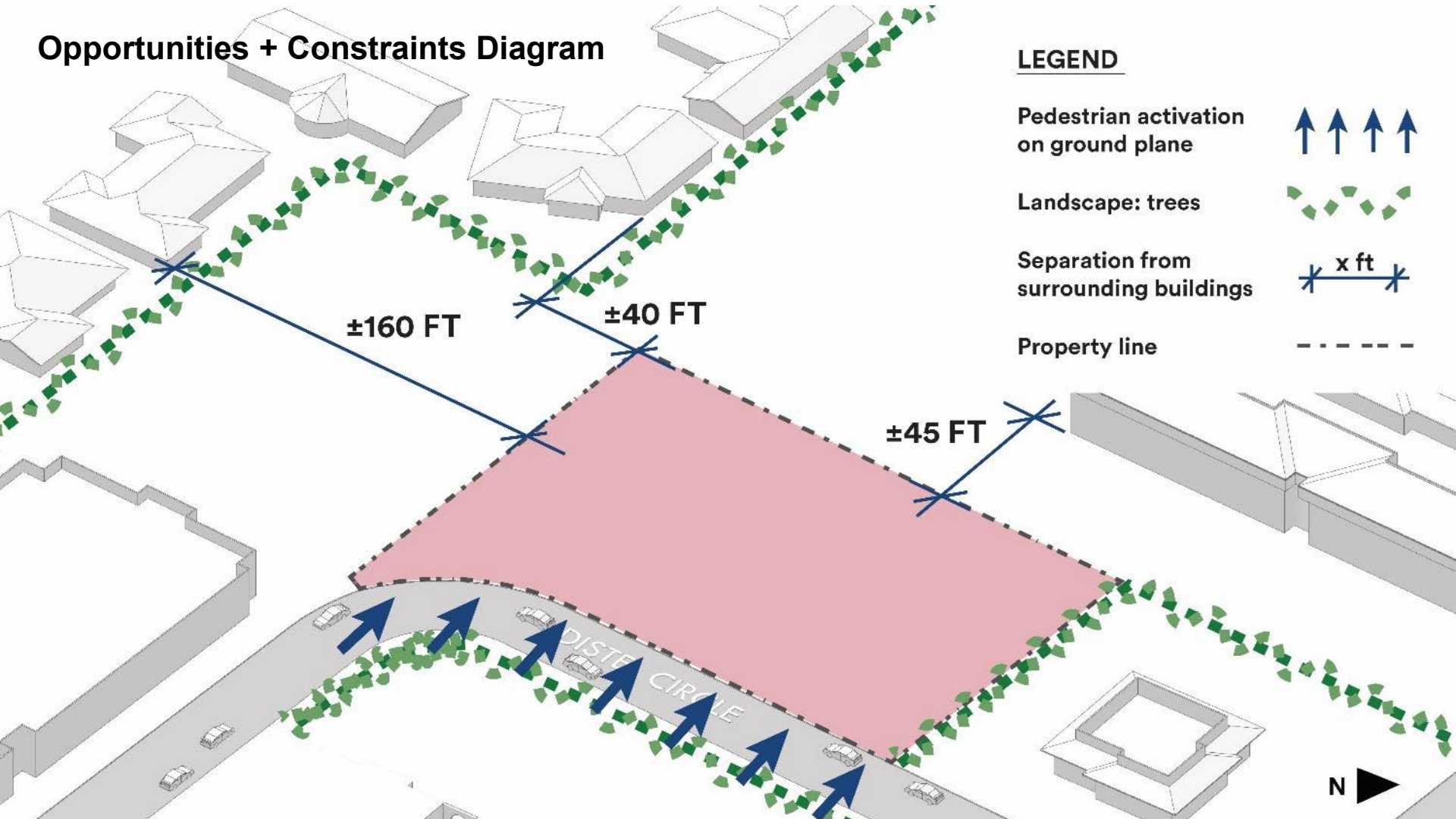
- Includes 2/3BRs (50%) with mix of Studios/1BRs
- More families/children
- Gives greatest flexibility for mix of populations and financing options
- Includes a set aside for special needs

What [KTGY Architects] heard





Existing Site Context



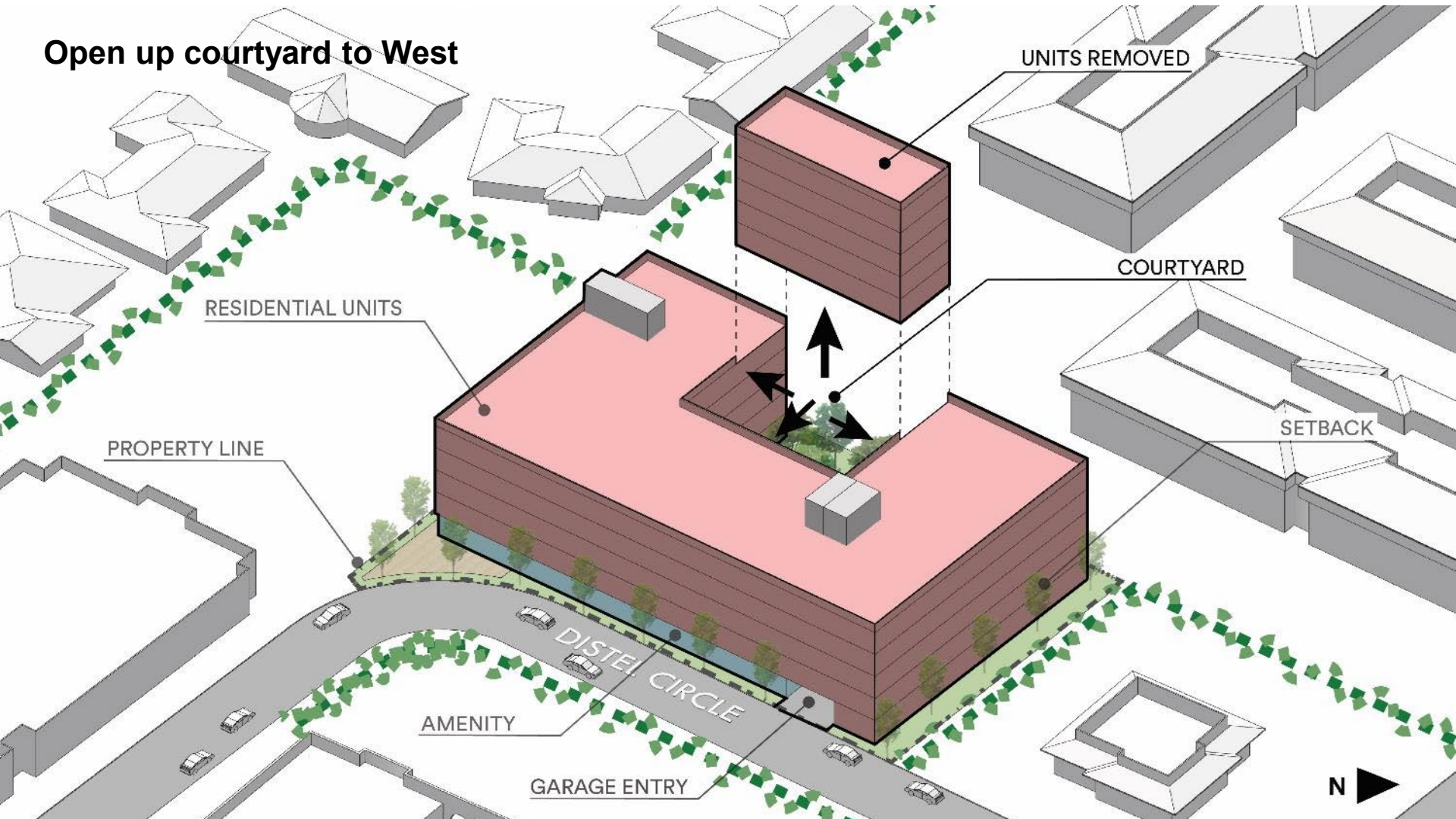
Opportunities + Constraints Diagram



LEGEND

- Pedestrian activation on ground plane 
- Landscape: trees 
- Separation from surrounding buildings 
- Property line 

Open up courtyard to West



UNITS REMOVED

COURTYARD

SETBACK

RESIDENTIAL UNITS

PROPERTY LINE

DISTEL CIRCLE

AMENITY

GARAGE ENTRY

N



Solar Study

KTGY major takeaways from Community Forum #3



Parking



Proximity to Amenities



Privacy



Light



Noise Control



Creating more housing



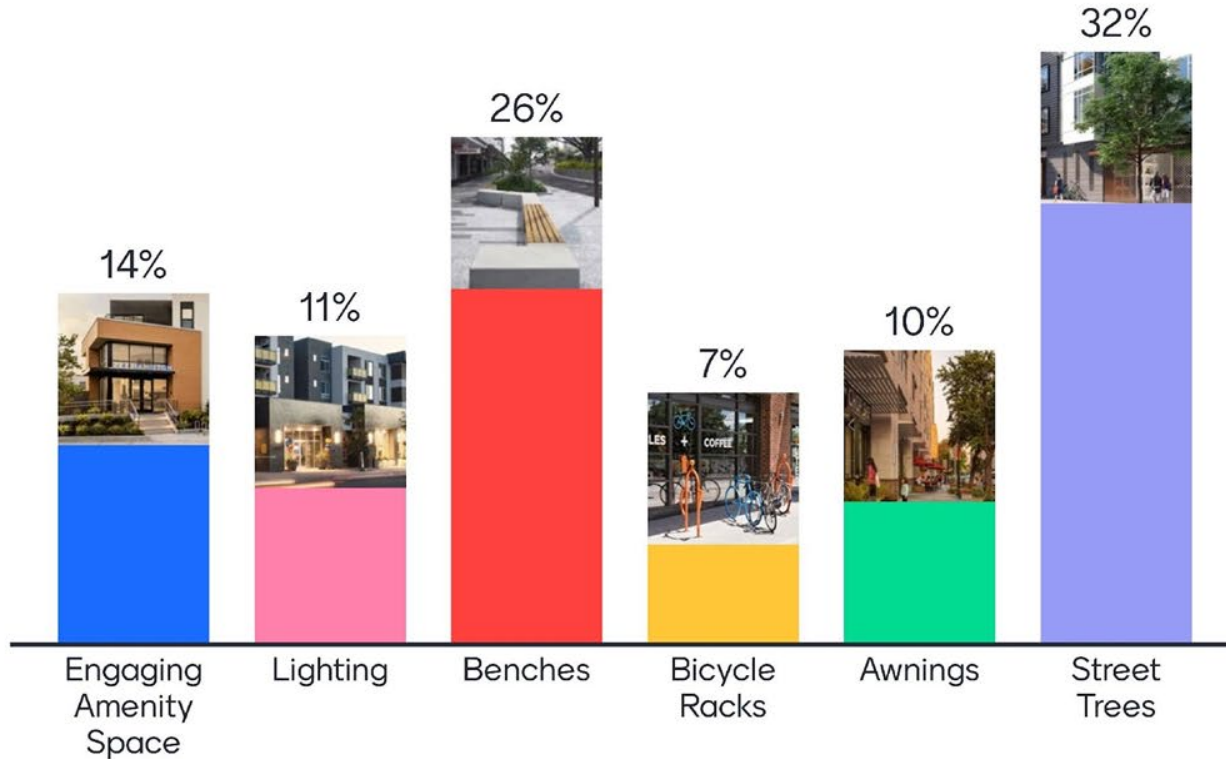
Resident centric design



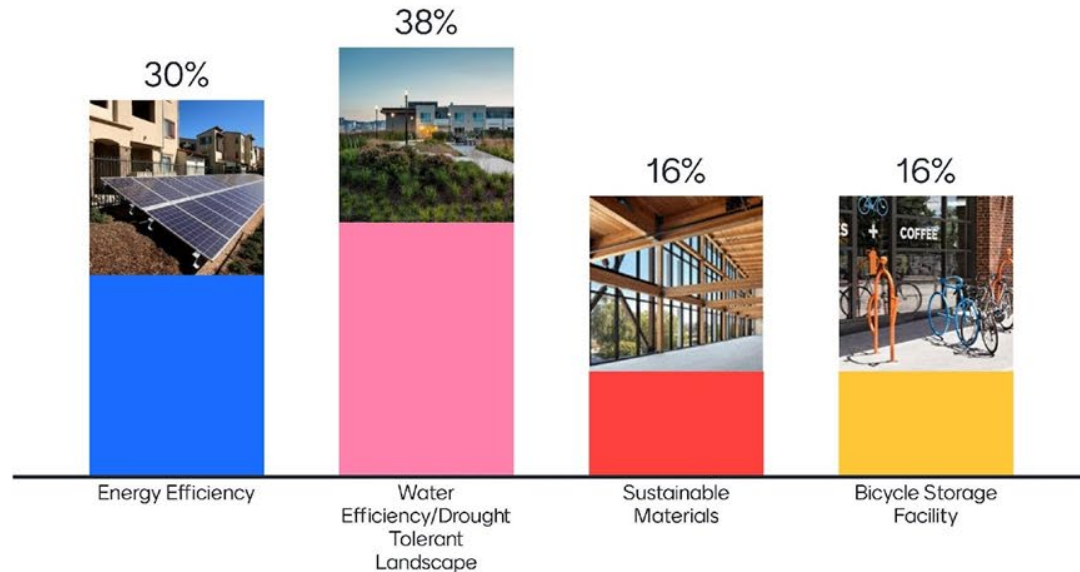
Sustainability

What we heard: Polling Results

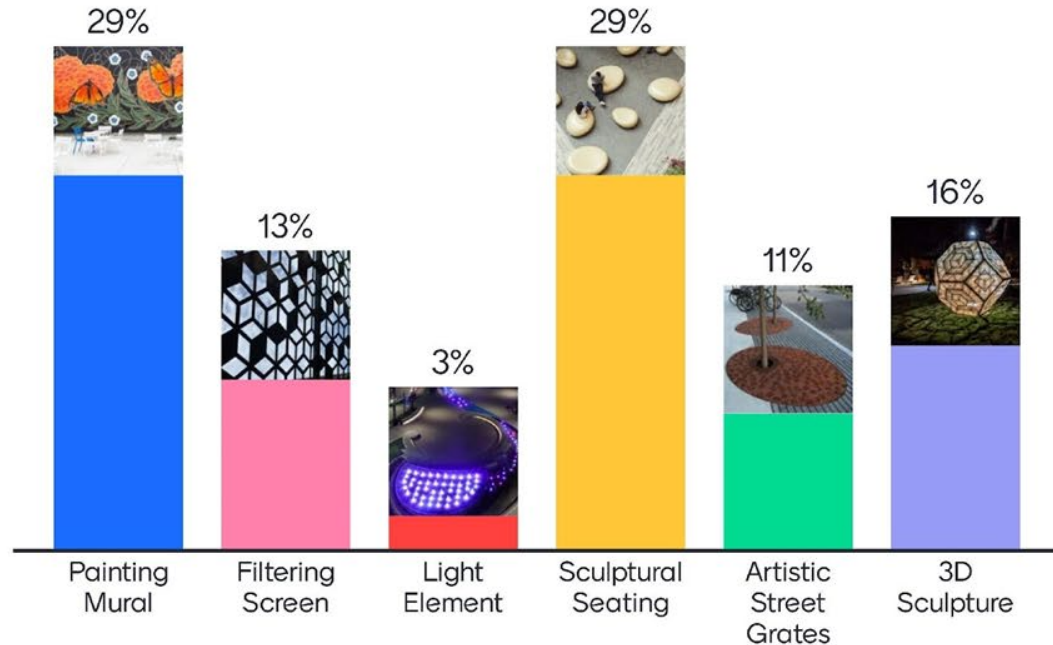
Q1: What design elements can our 330 Distel Circle community add to the neighborhood?



Q2: What two (2) sustainability strategies do you prioritize for the 330 Distel Circle?



Q3: What art element could you see being installed at 330 Distel Circle?



Transportation

Transportation – 330 Distel Circle

The Advantages of
330 Distel Circle

Addressing
Transportation Needs

Analysis of Parking
Demand at Affordable
Housing

Advantages of 330 Distel Circle – Sustainable Transit





VTA-
San
Antonio
Station

Mountain
View
Community
Center

VTA-
Downtown
Mountain
View Station

1/2 mile
(8 min.)

-Trader Joes
-Safeway
-Walmart
-24 Hr Fitness
-UPS

Target
/CVS

Klein
Park

1/4 mile
(4min)

Bus Stop
-21/22/40/
-Rapid 522
-Gray/Red

1/4 mile (4 min.)

1/2 mile
(8 min.)

3/4 mile
(12 min.)

-Five Guys
-Tacos El Conro
-Mancini's
Pizzeria

El Camino Real

Whole
Foods

Retail

-Fedex Office/Ship
-O'Reilly Auto
Parts
-Walgreens
-Caffino
-TOGO's

Egan
Junior
HS

Sutter Health
Los Altos Center

Los Altos
HS
(South)

Almond
Elementary
(South)

Advantages of 330 Distel Circle – Transit Options



Addressing Transportation Needs - 522 Rapid Transit Stop

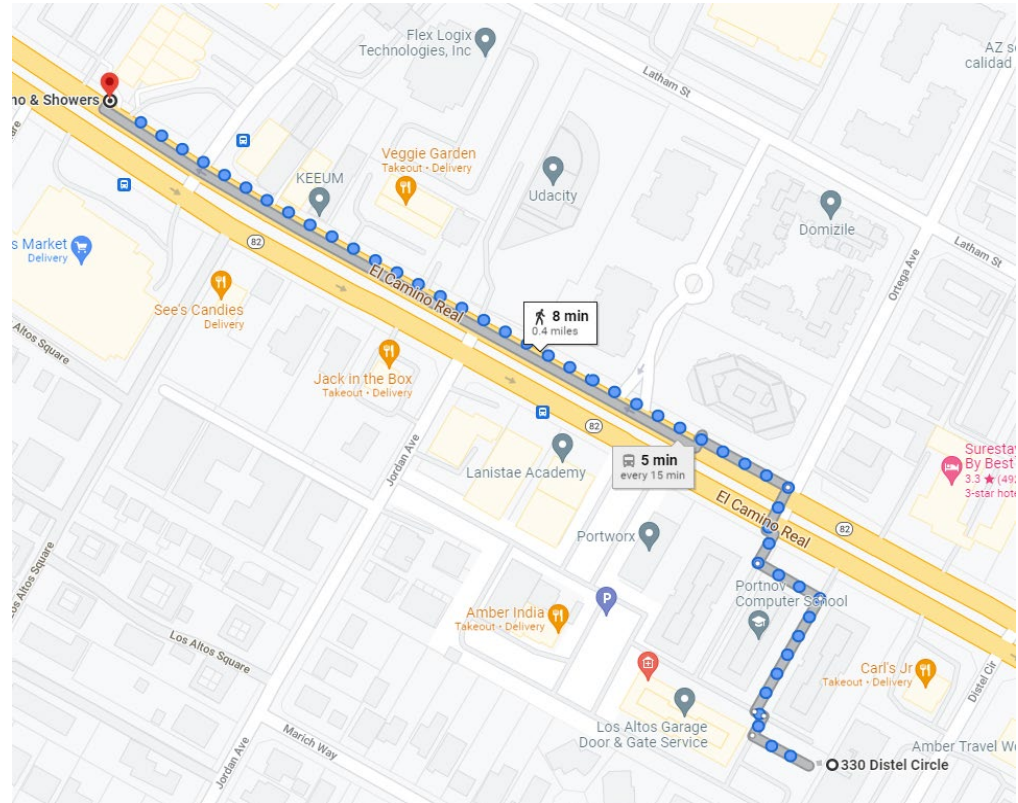


9 minutes walk
0.40 miles

Bus arrives every 14-15 minutes

Starts at 5:22 am – 10:15 pm

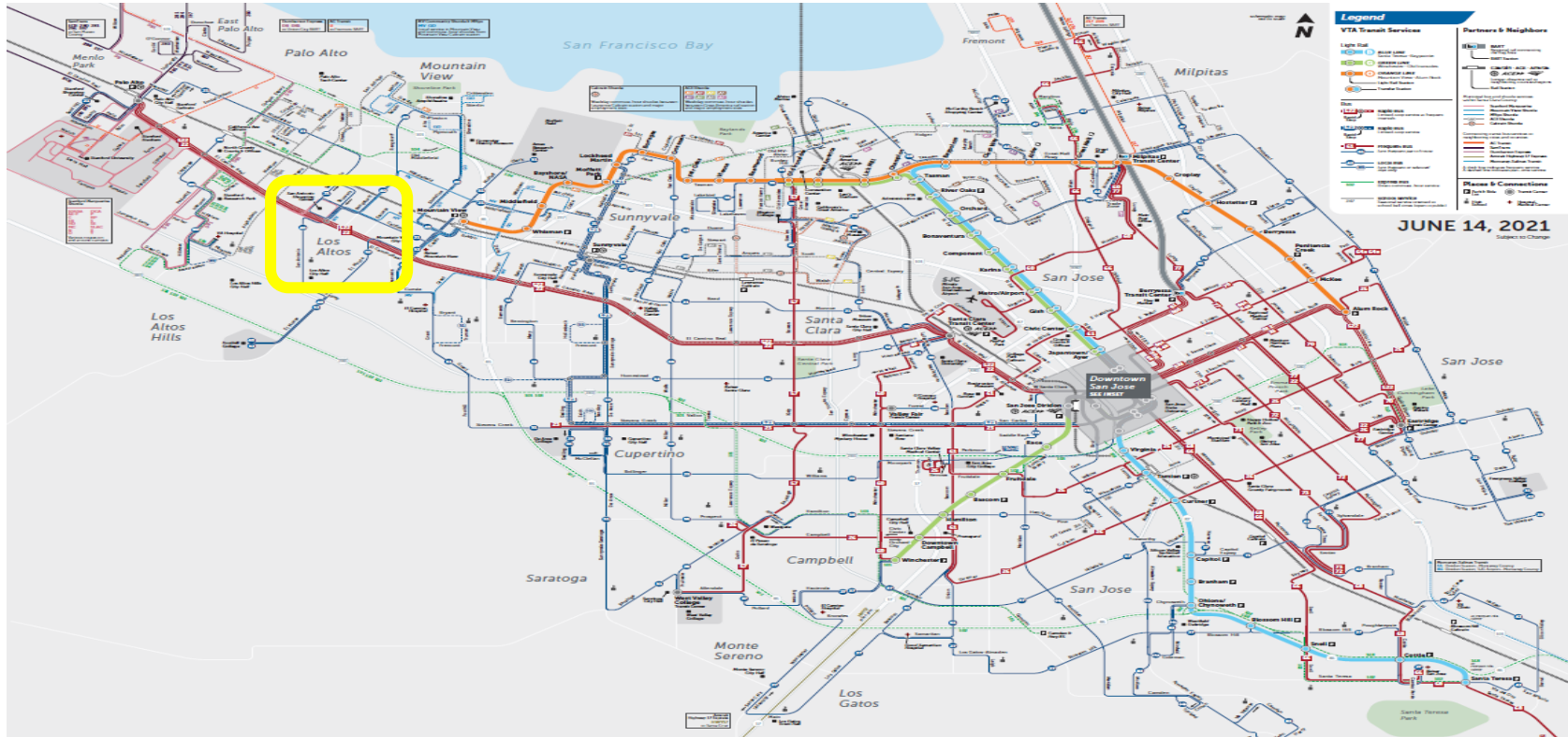
Runs from Palo Alto to East San Jose



Addressing Transportation Needs - Sampling of Trip Times *via Bus*

Location	Travel Time	Fare (One-Way)
Downtown Palo Alto	24 min	\$2.50
Downtown Cupertino	24 min	\$2.50
Caltrain/VTA Light Rail Downtown Mountain View Transit Center	25 min	\$5.00
Downtown Santa Clara	39 Min	\$6.00

Addressing Transportation Needs – Transit Connectivity



Addressing Transportation Needs

Transit Engagement Strategies

- Free/discounted VTA SmartPass provided to all households
- On Site Secure Bike Parking
- Carshare – Zipcar is 15 min walk from site
- Other options

Parking Demand at Affordable Housing



Orchard Ranch | Morgan Hill
EAH Housing Community

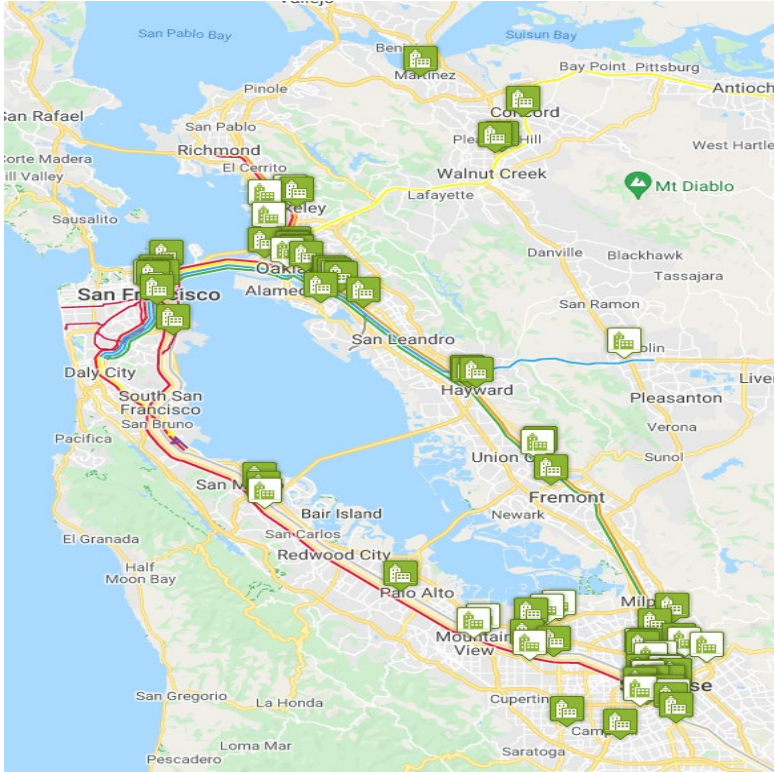
Time: 9:00 am

Parking Demand at Affordable Housing



Orchard Ranch | Morgan Hill
EAH Housing Community

Time: 9:00 pm



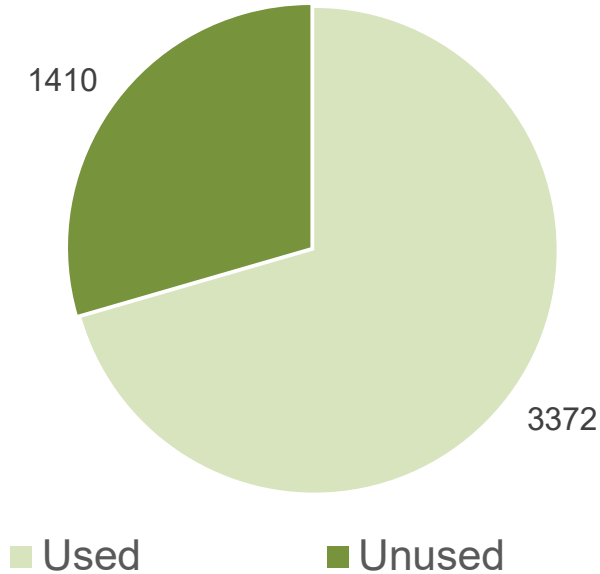
55 buildings meet the following criteria:

% of Units Below Market Rate
(BMR) = 50-100%

Source: <http://database.greentrip.org/> | As of (2016)

Parking Demand at Affordable Housing

4,782 Total Spaces



Source: <http://database.greentrip.org/>



Parking Demand at Affordable Housing – 330 Distel Circle

Vehicle Owners



Original Proposal

48 Spaces

0.53 Spaces/Unit



Modified Proposal

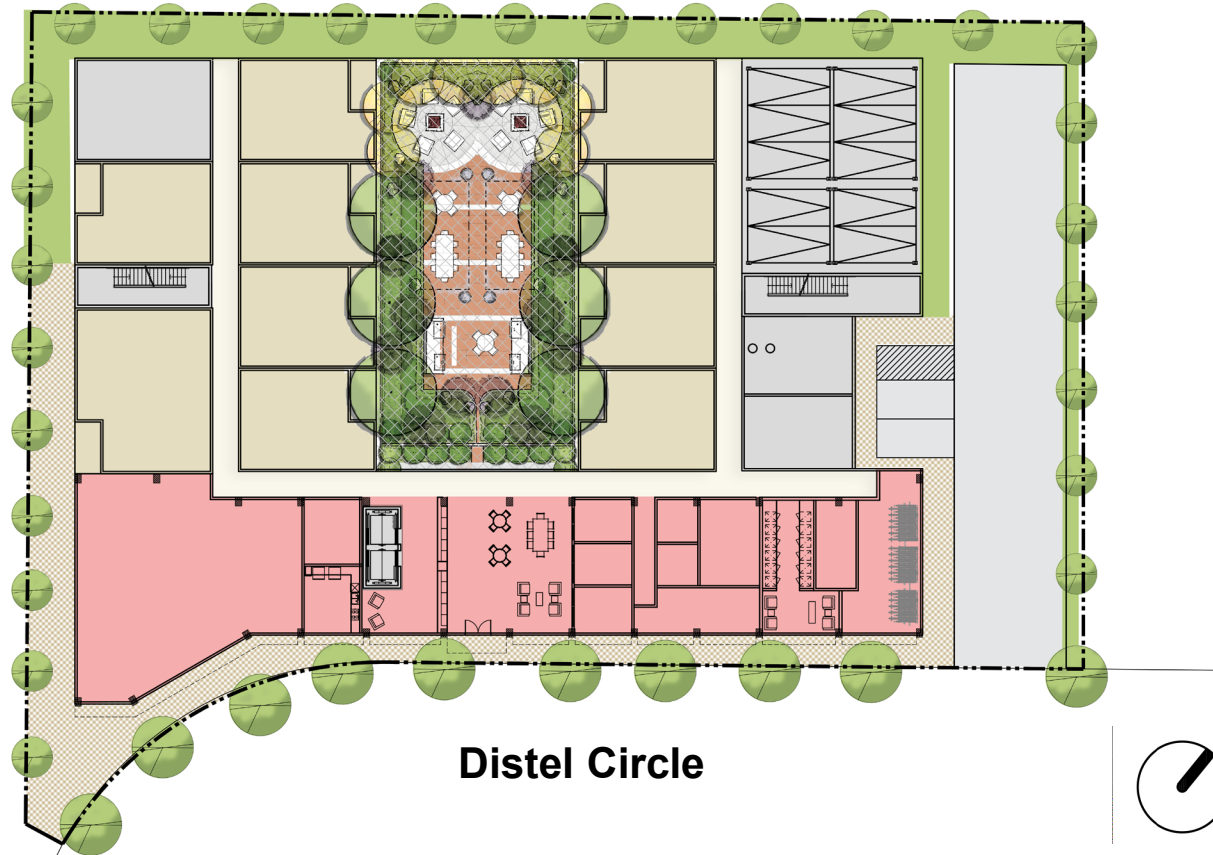
60 Spaces

0.67 Spaces/Unit

Design:
pre-feedback

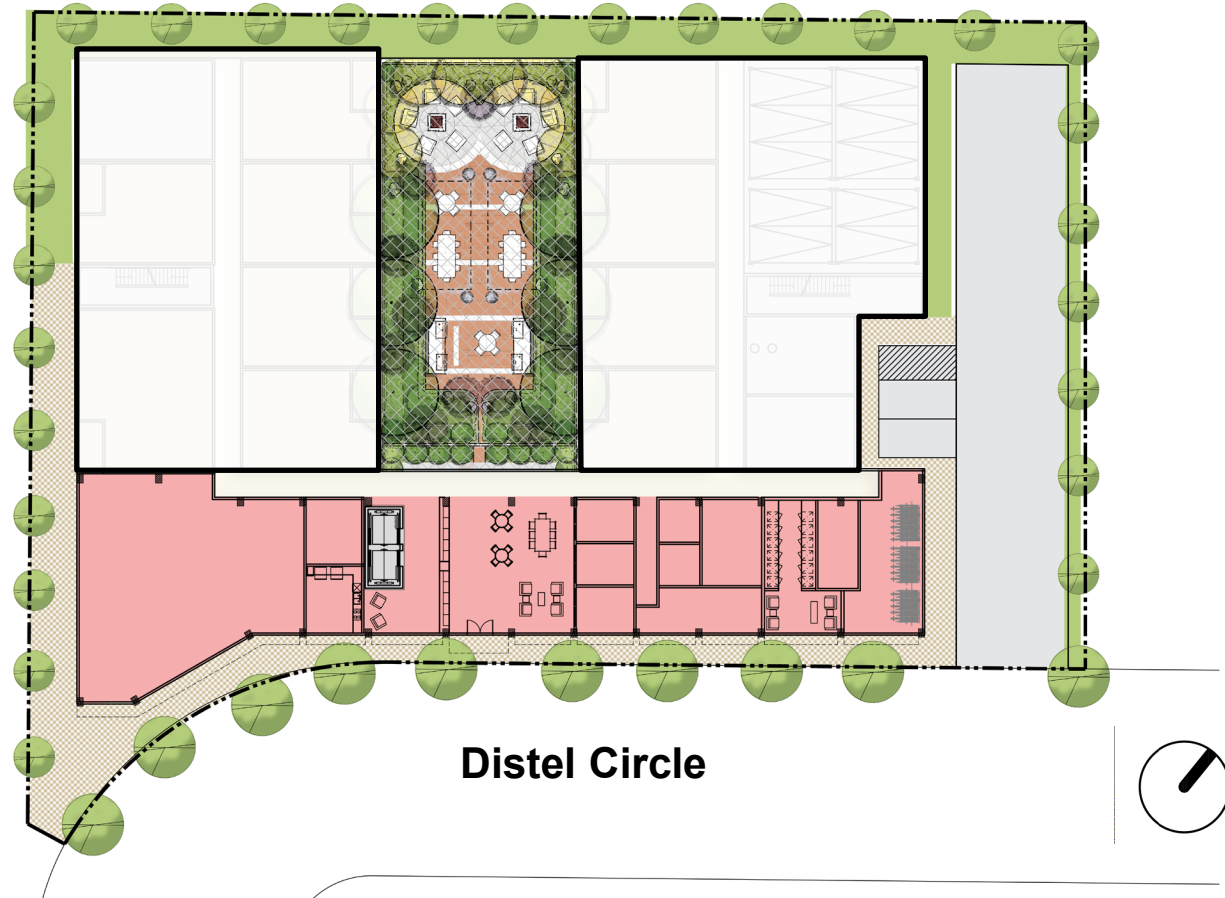
Level 1 Plan

- 90 Units
- 48 Parking stalls



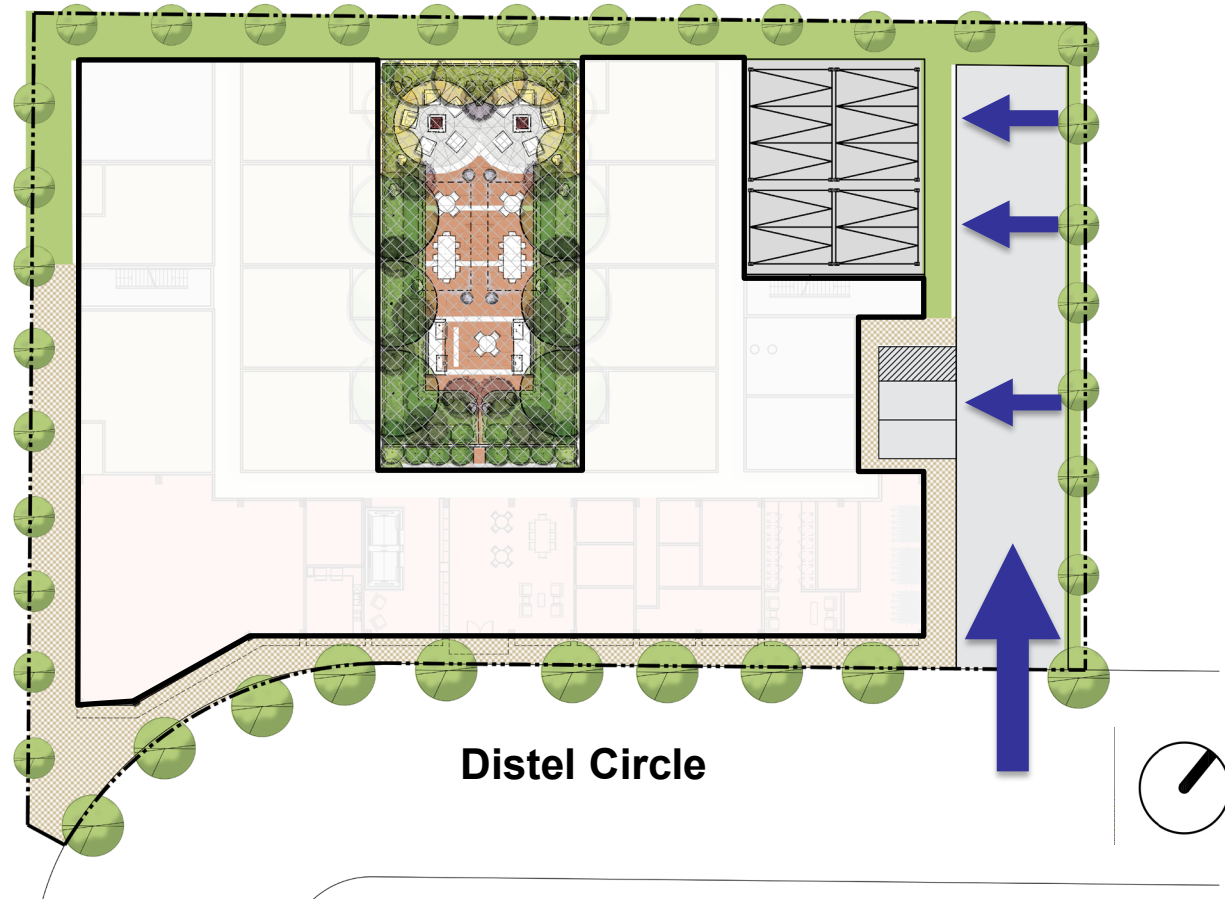
Level 1 Plan

- Amenity along Distel Circle



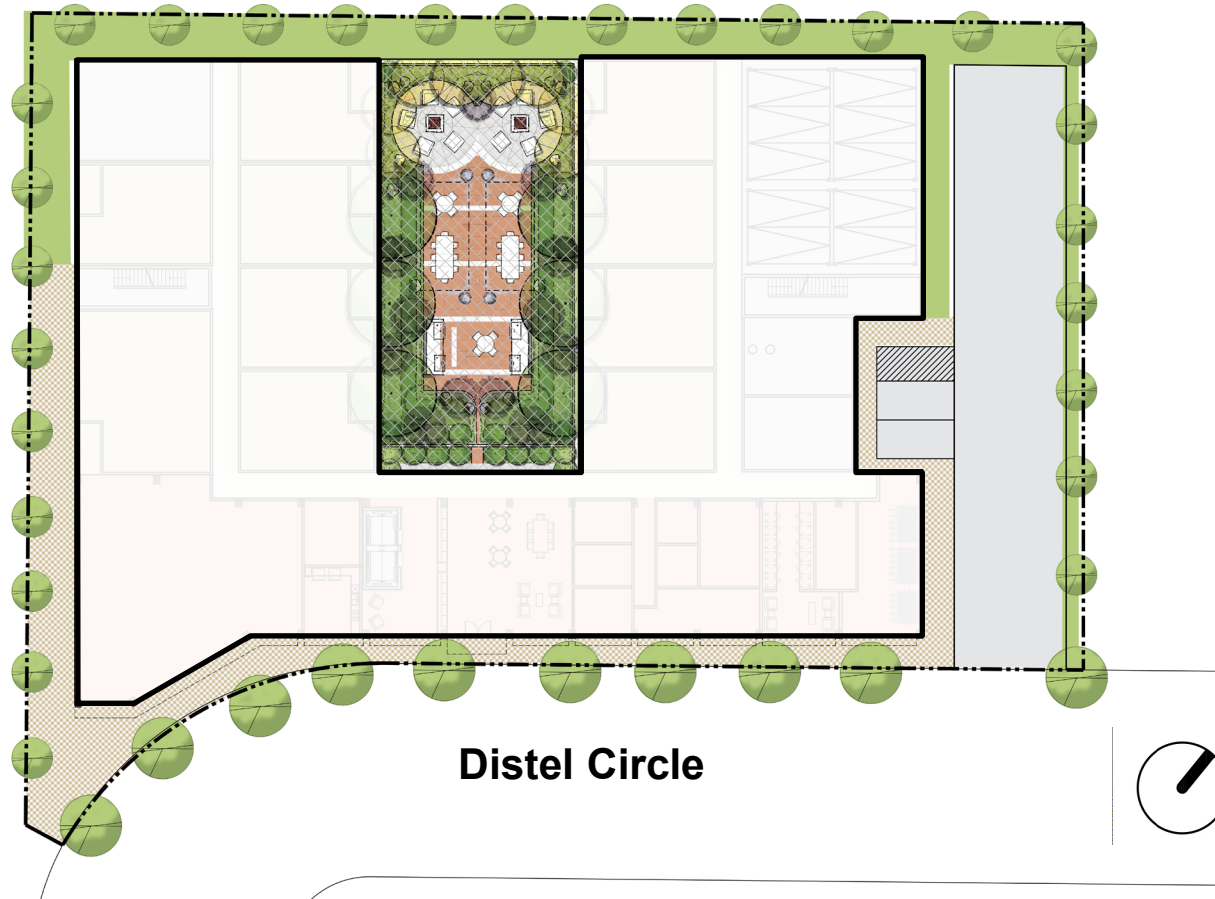
Level 1 Plan

- Vehicular Entry on Eastern edge

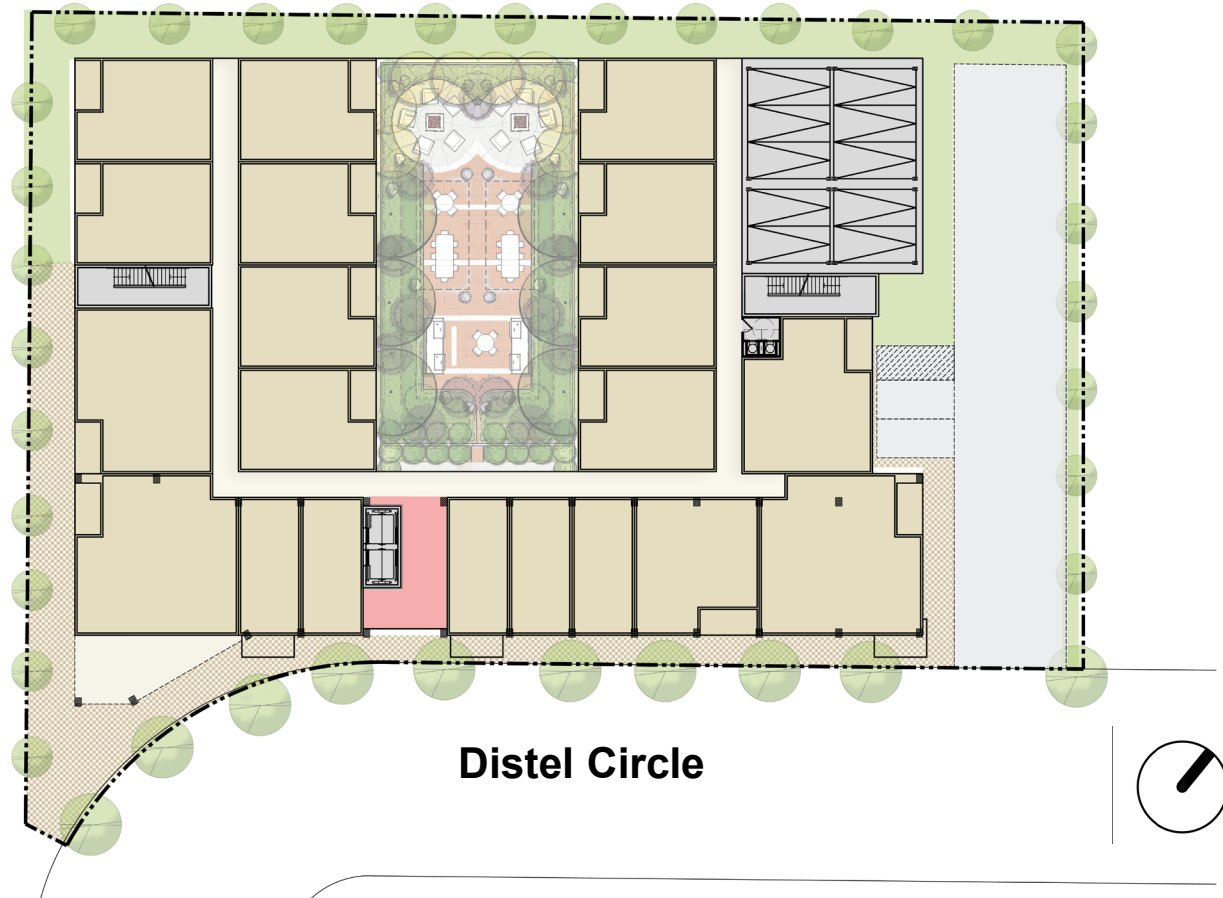


Level 1 Plan

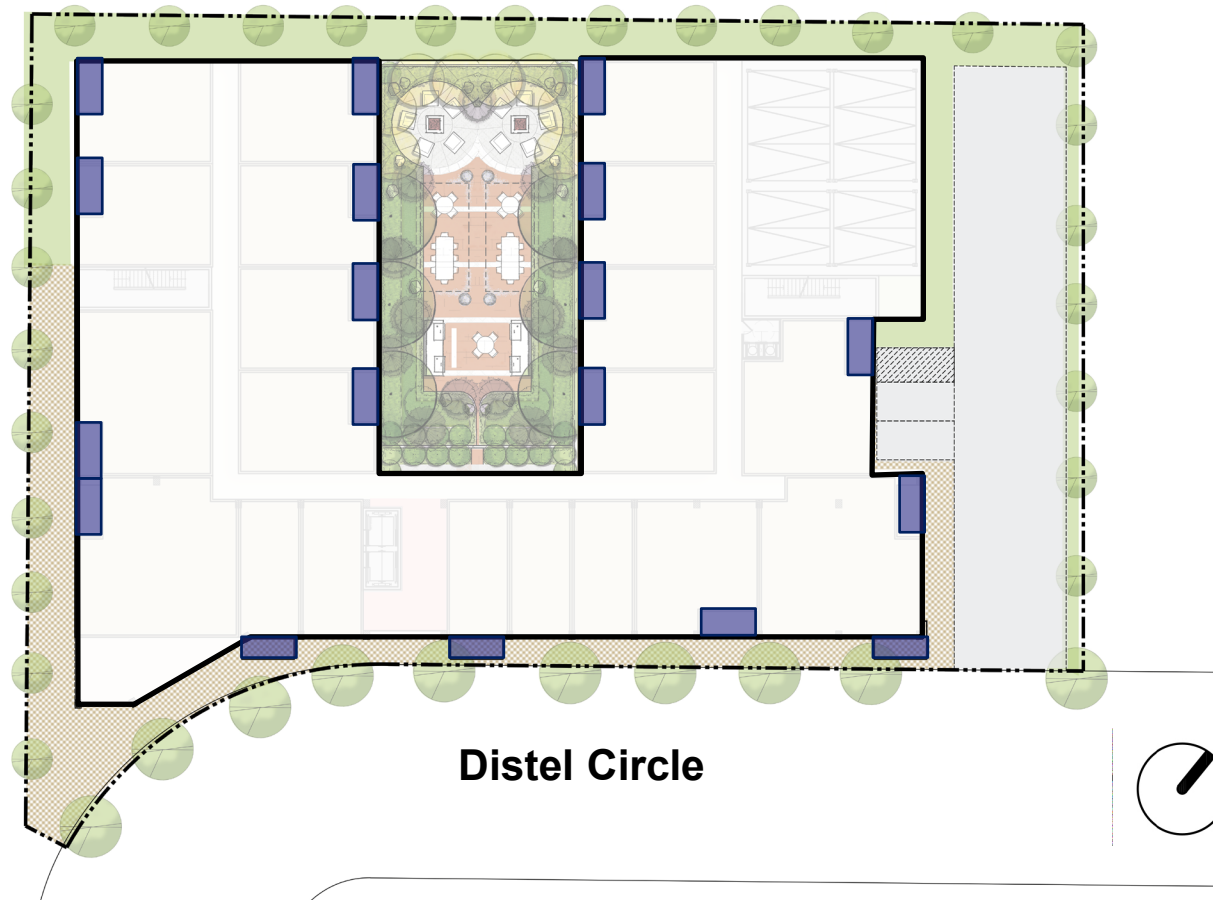
- Courtyard on Western edge
- Street Trees along Distel
- Planting around perimeter



Level 2-5 Plans



Level 2-5 Plans: Balcony locations



330 DISTEL CIRCLE

We propose an innovative solution to the housing and parking needs for today and the future through four design concepts while providing an inclusionary and healthy community:

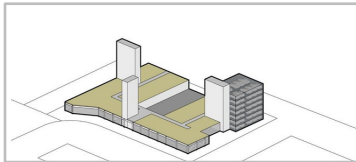
1. Construction Flexibility
2. Construction Innovation:
Mass Timber
3. Vertical Parking Solution
4. Sustainability



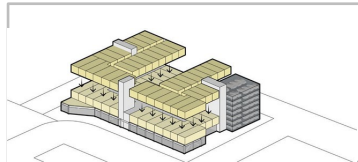
Proposed Design: Distel Circle Building Entry

Construction Flexibility

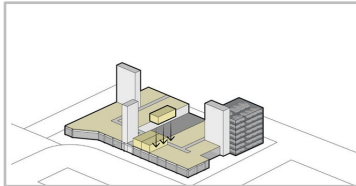
- Modular or
- Site Built



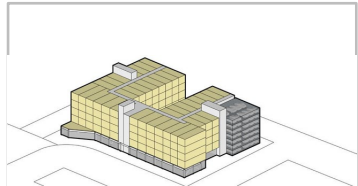
BASE



DUPLICATE



INSERT MODULAR OR PRE-FRAMED



COMPLETE

Building Plans



Construction Innovation: Mass Timber

Key Benefits:

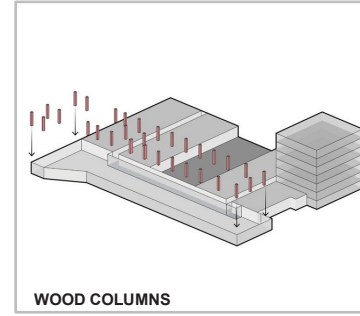
1. Renewable Resource
2. Reduced Carbon Footprint
3. Faster Construction
4. Potentially less disruptive construction process for existing neighbors
5. Natural warm wood aesthetic



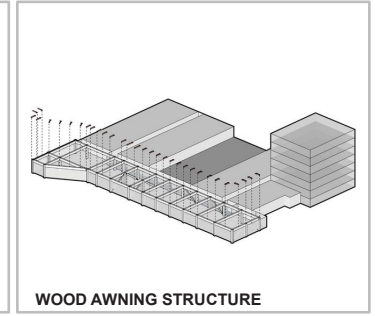
KTGY PROJECT: 2125 FRANKLIN



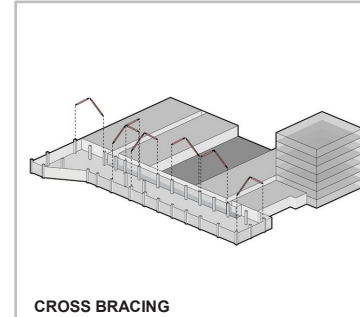
MASS TIMBER EXAMPLE



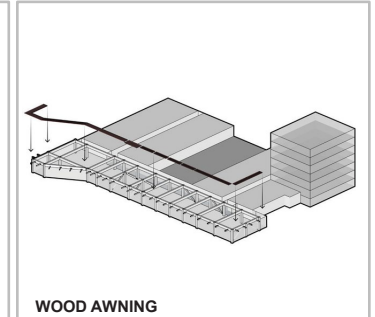
WOOD COLUMNS



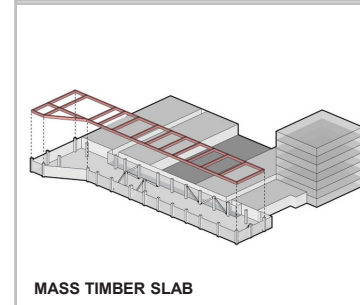
WOOD AWNING STRUCTURE



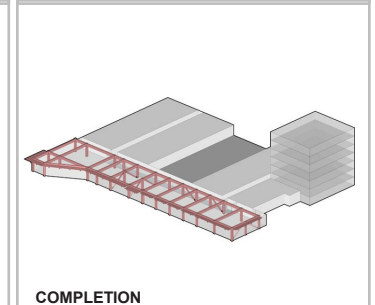
CROSS BRACING



WOOD AWNING



MASS TIMBER SLAB



COMPLETION

MASS TIMBER BUILDING COMPONENTS

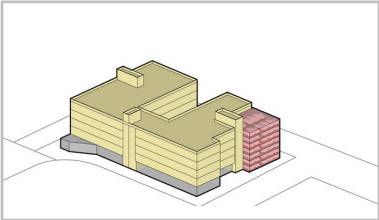
Vertical Parking Solution

A vertical, instead of horizontal parking solution allows for flexibility for replacement with units in the future.

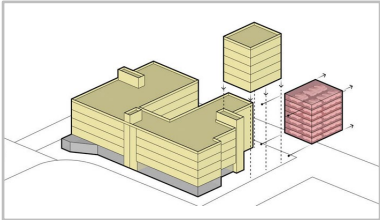
KEY BENEFITS

- Space optimization with 7 level compact structure
- Efficient Parking Design
- Metal recyclable when no longer needed

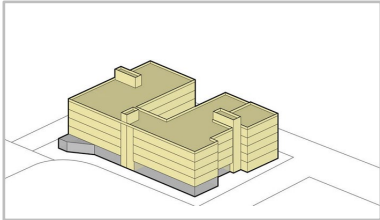
FUTURE FLEXIBILITY TO REPLACE PARKING WITH UNITS



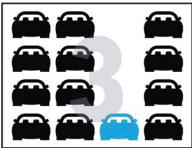
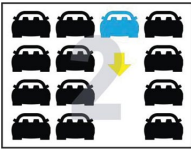
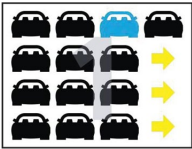
DAY 1: RESIDENTIAL + PARKING



FUTURE: FLEXIBILITY TO REMOVE PARKING



FUTURE: ABILITY TO ADD ADDITIONAL UNITS



1. Except for the top level, one space will be missing from each level. This allows for each car to be independently accessible via kiosk or remote key fob. For the blue car to be retrieved, 3 cars from levels 1-3 will move to the right.
2. This allows for the blue car to drop to ground level.
3. Blue car is ready to be retrieved.



SECTION CUT THROUGH VERTICAL PARKING



PUZZLE

WITHOUT PIT



285 PACIFIC CONDOS

3111 1st Avenue, Suite 100, Seattle, WA 98101

Sustainability

Proposed is a holistic way of living where building and environment work together. This is achieved via performance oriented sustainable strategies, sustainable materials, cleaner air, green energy, and water saving strategies:

- **Solar roof:** The solar panels make use of a renewable energy source.
- **Garden Courtyard:** An urban oasis, reduces the heat island effect, and improves stormwater management.
- **Amenity:** A mass timber base and ground level bicycle storage to encourage healthy transportation



SUSTAINABLE POWER



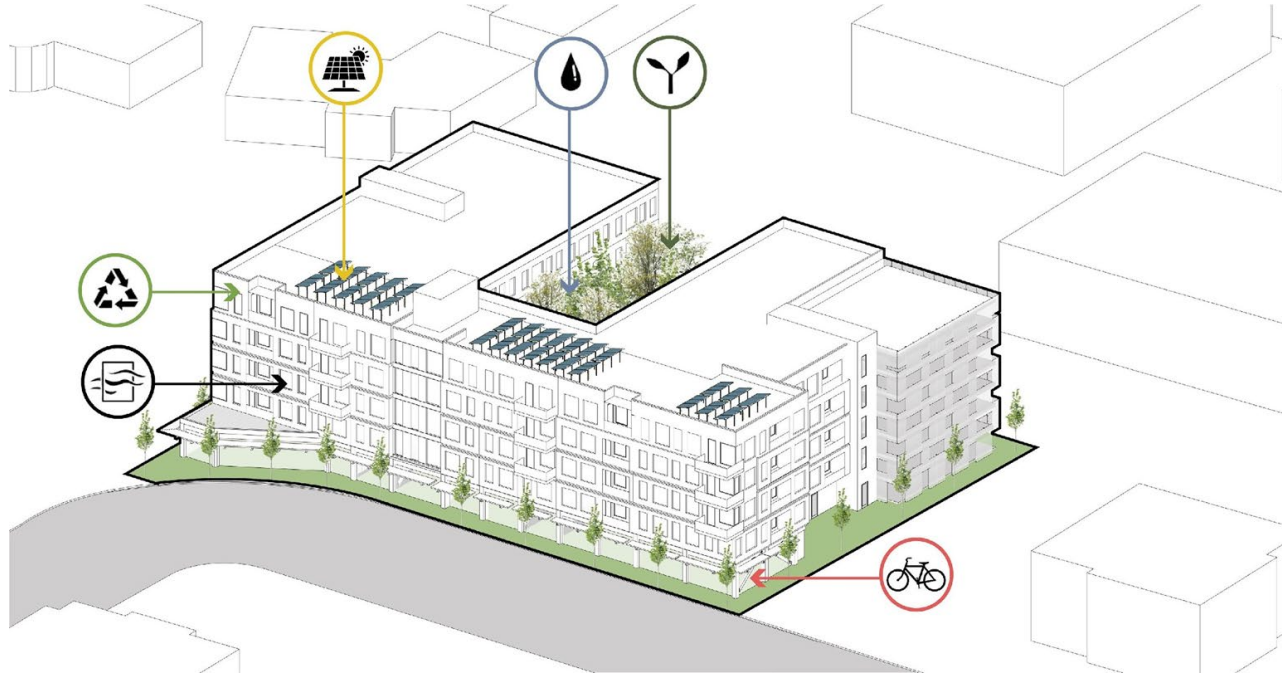
GARDEN COURT IMAGERY



GREEN TRANSPORTATION



SUSTAINABLE MATERIALS





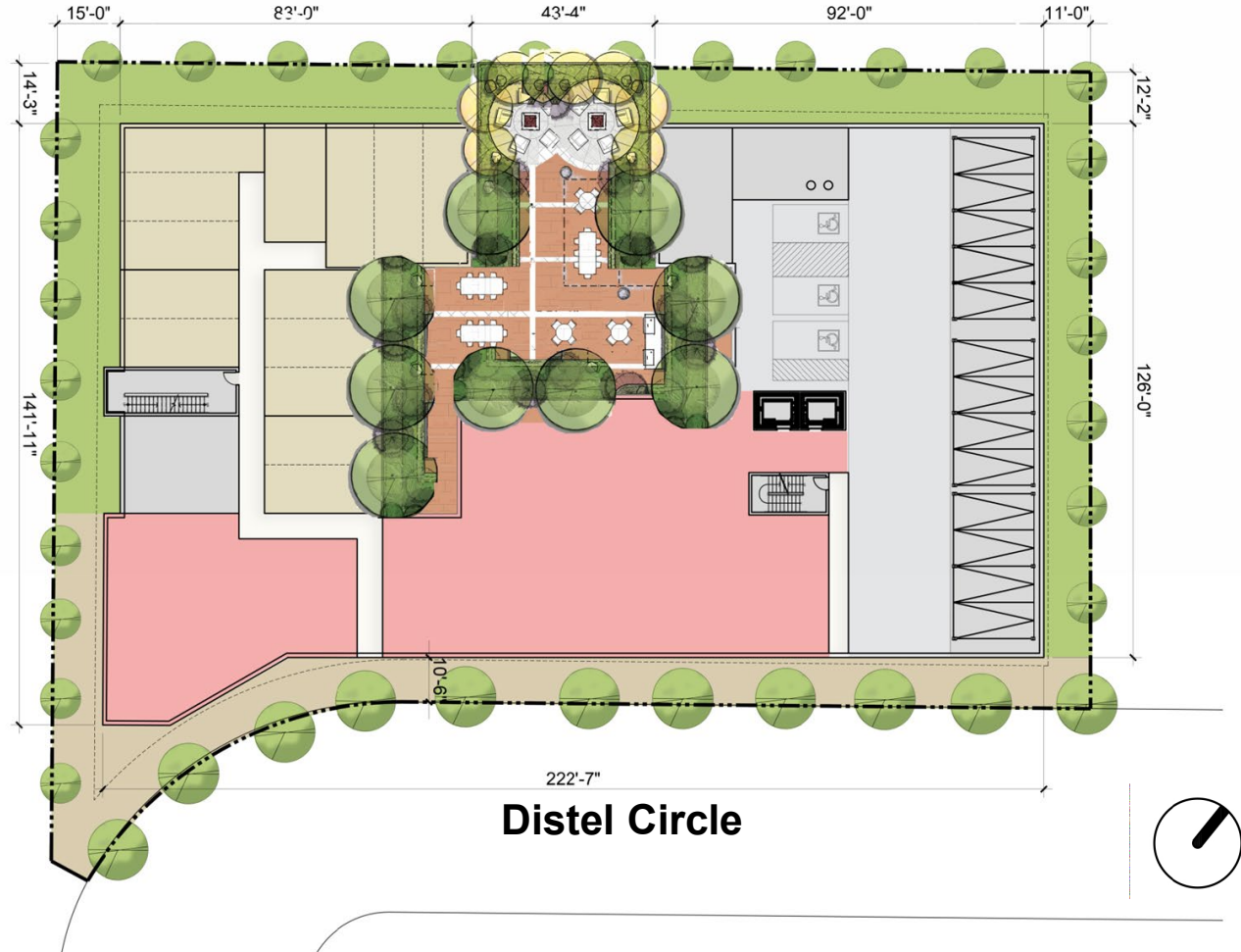
SE CORNER OF DISTEL CIRCLE LOOKING TOWARDS EL CAMINO REAL

Design: present day

What we did with the information we heard....

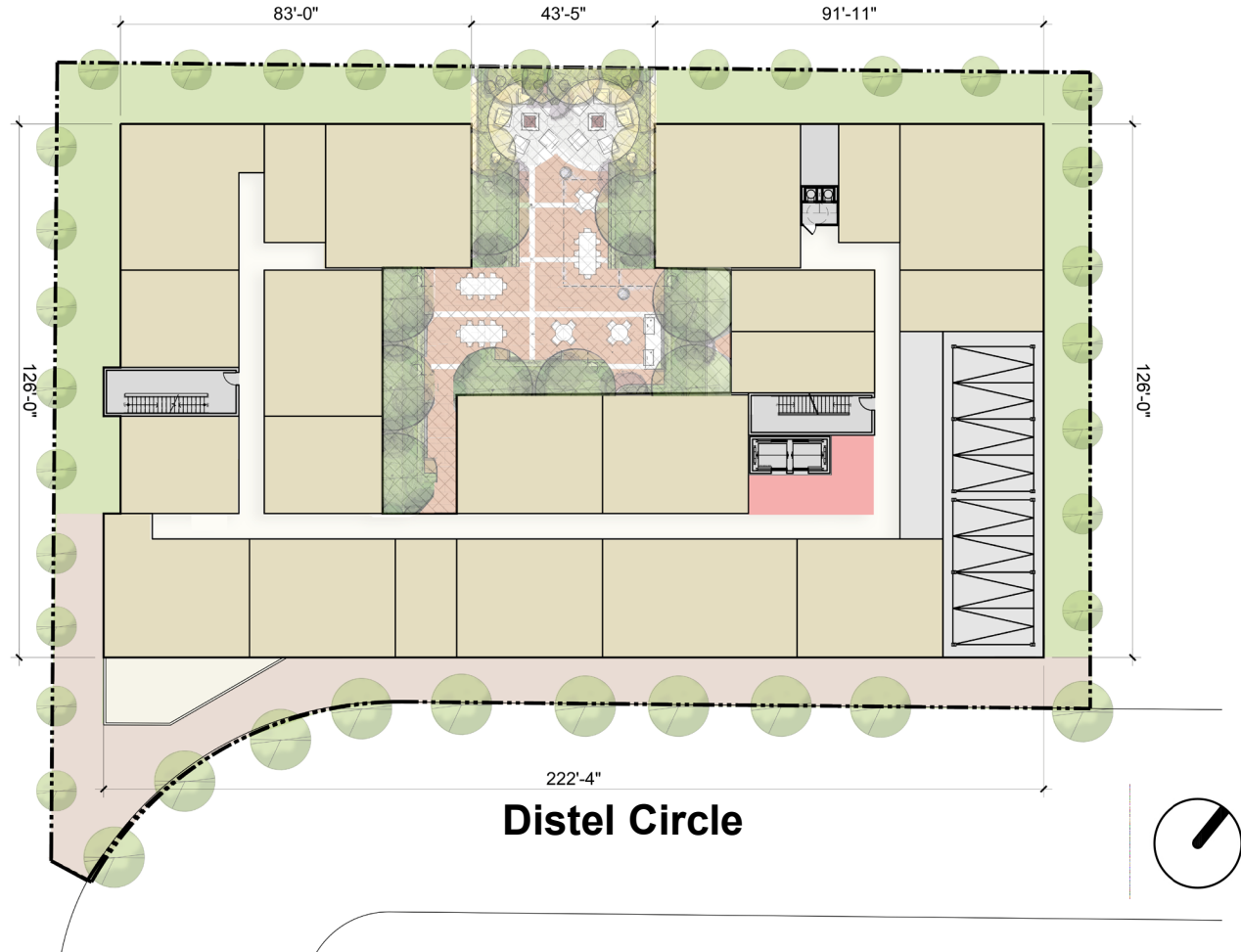
Proposed Level 1 Plan

- 90 Units
- 60 Parking stalls

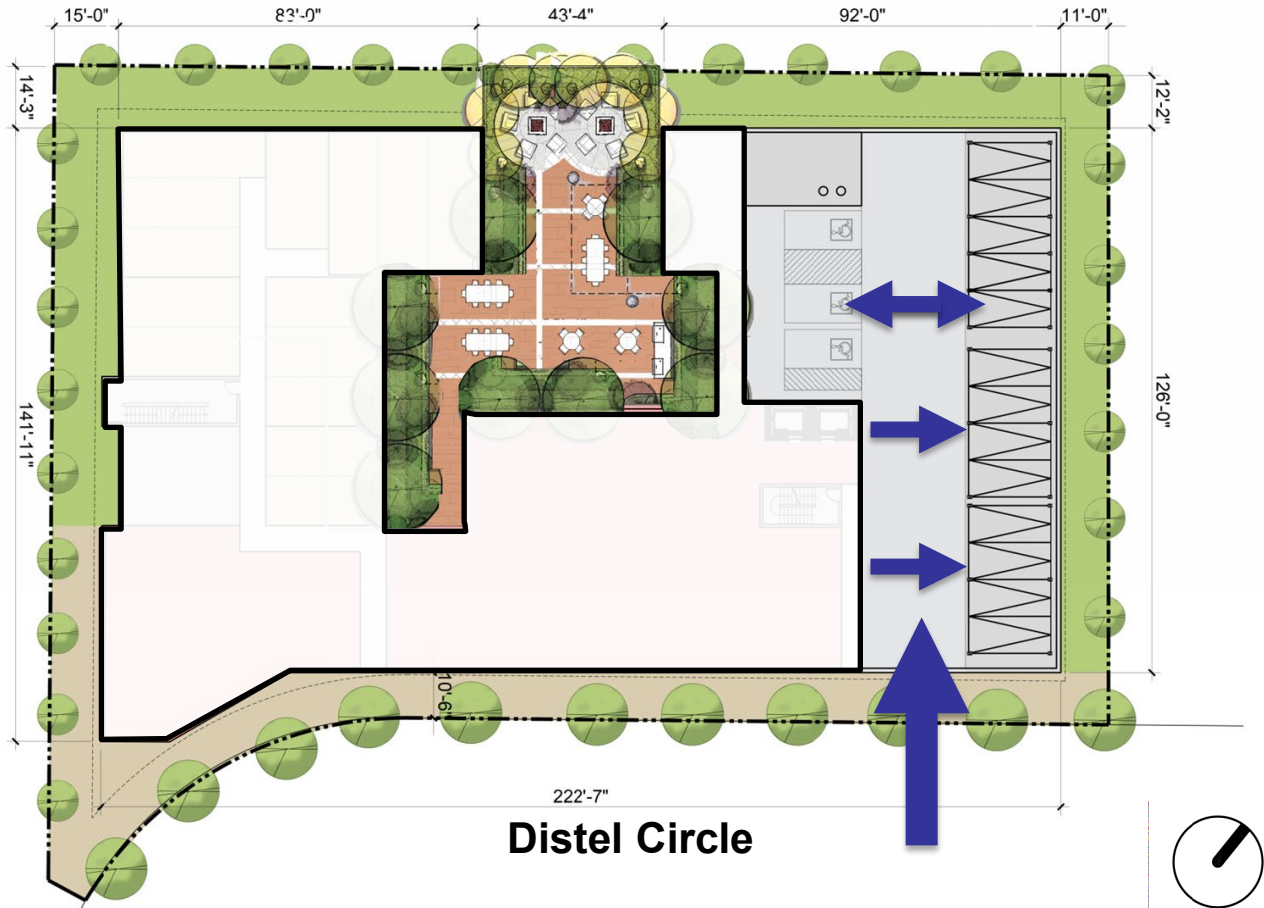


Proposed Level 2-4 Plan

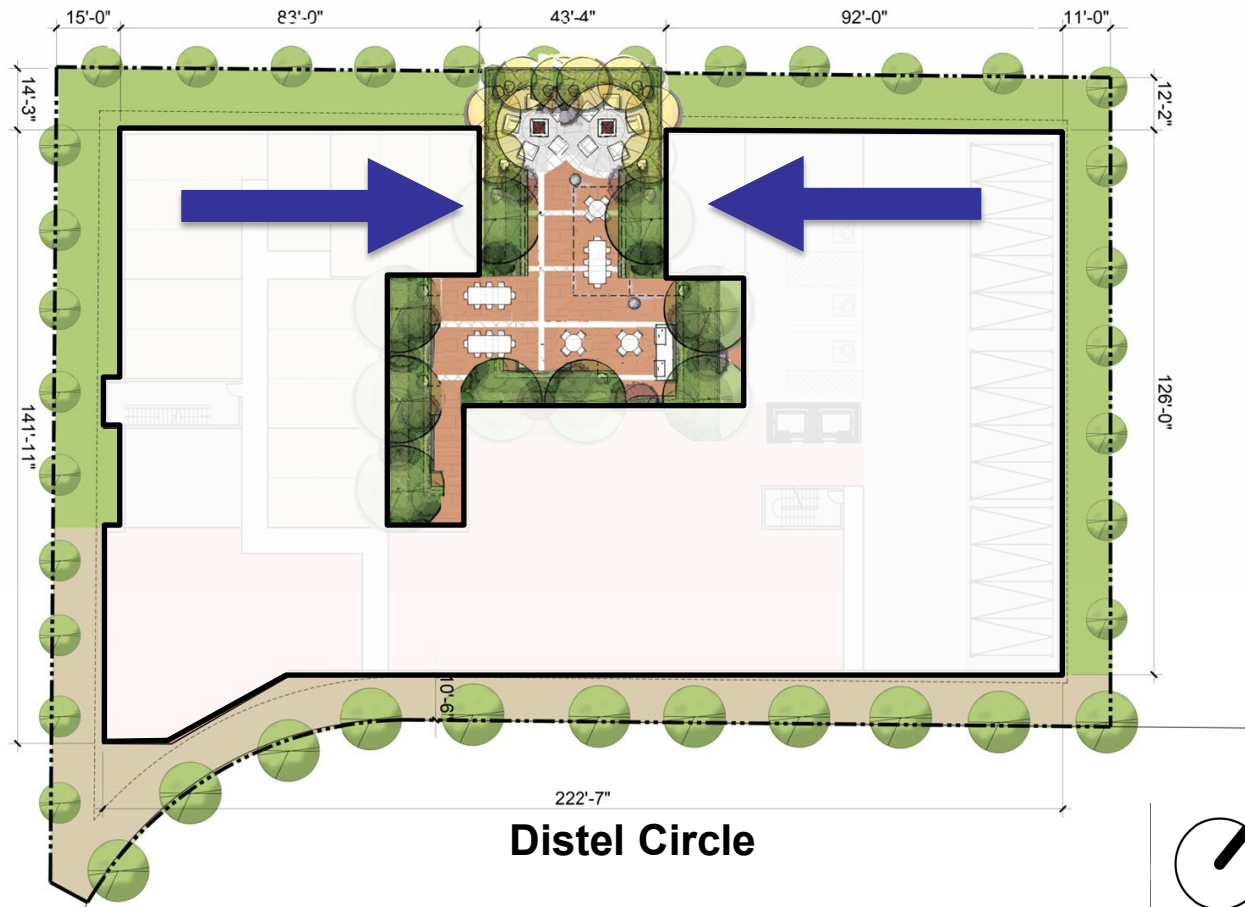
Level 5 Similar



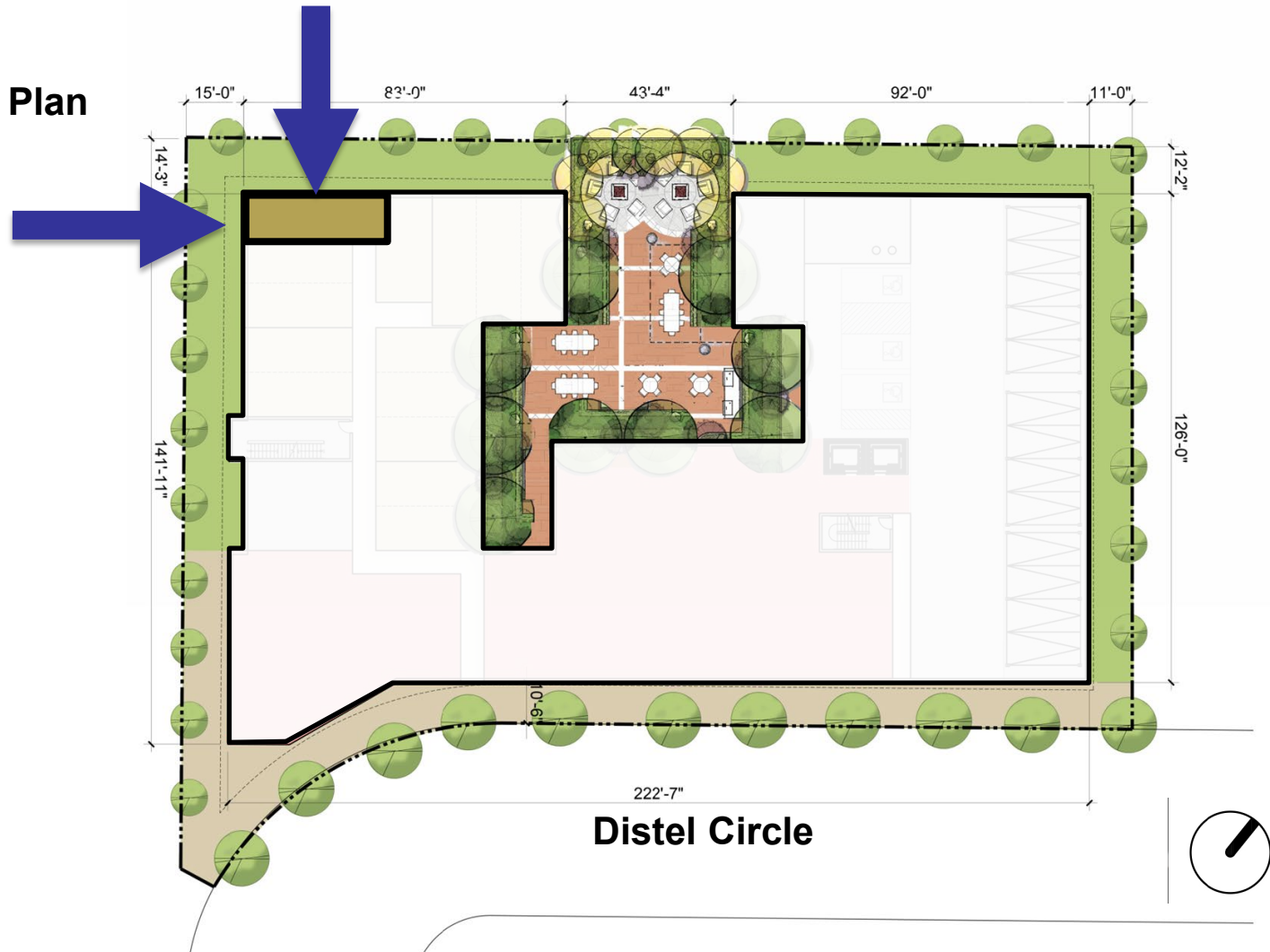
Increased Vertical Parking



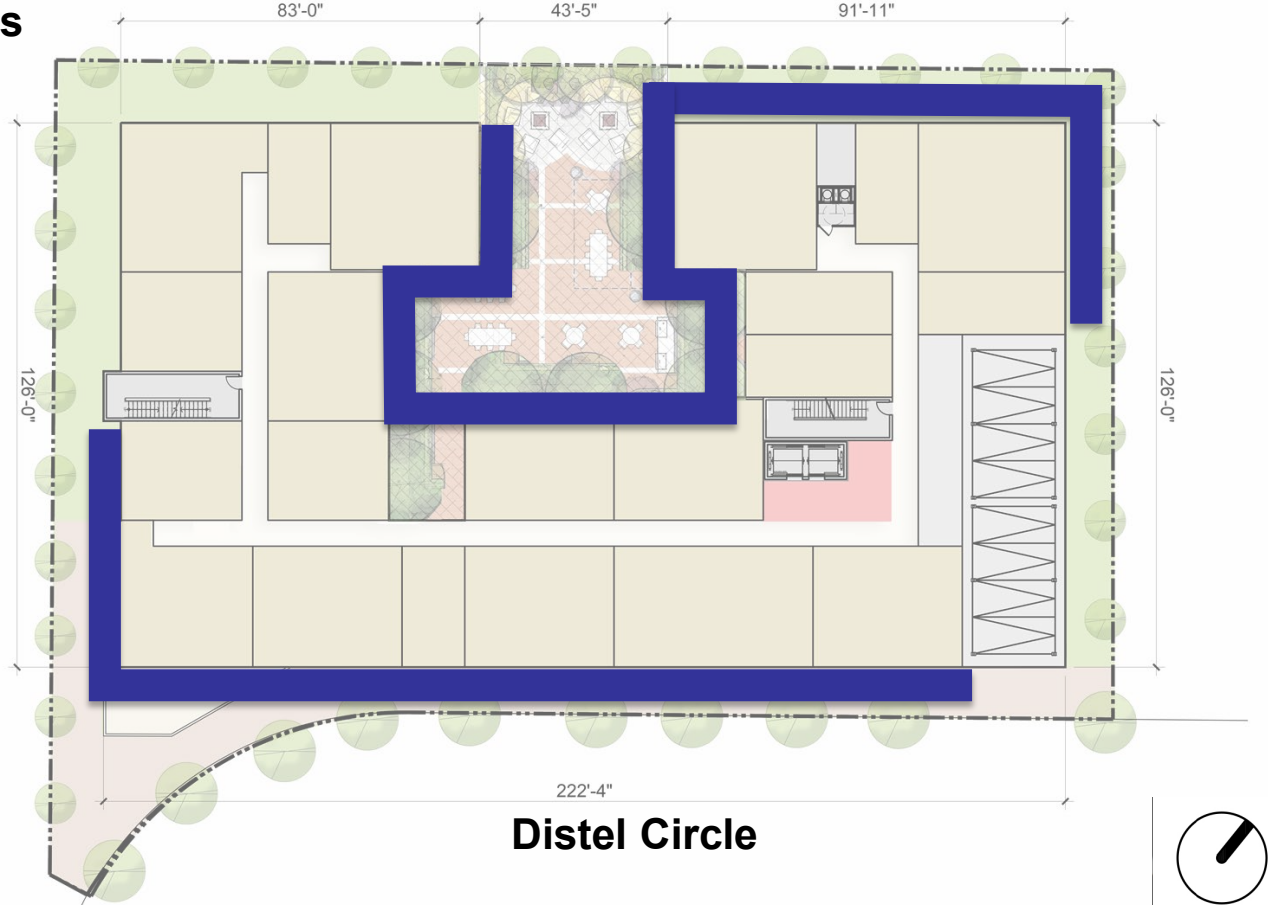
Mitigated Courtyard Acoustics



Stepback at Level 5 Plan

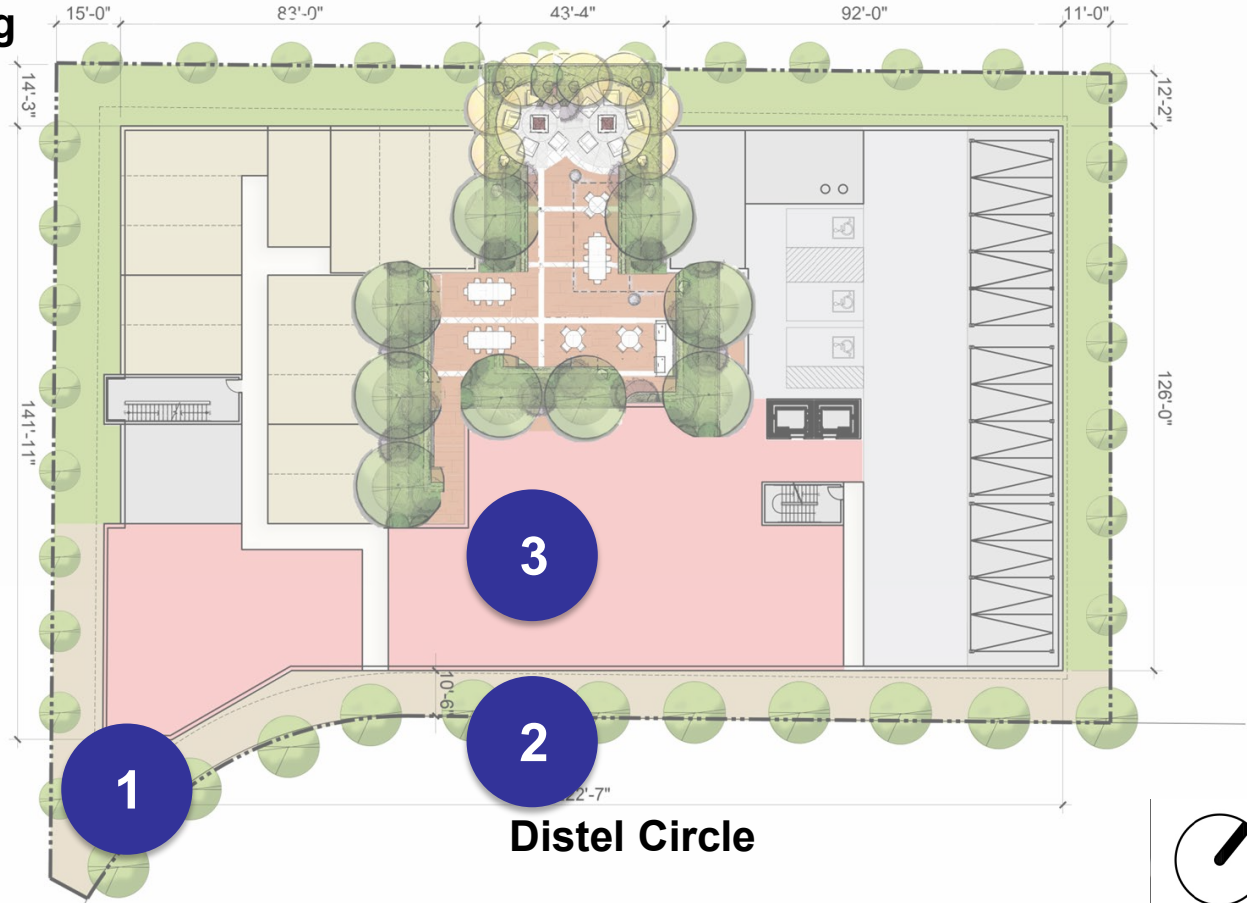


Potential Balcony Locations



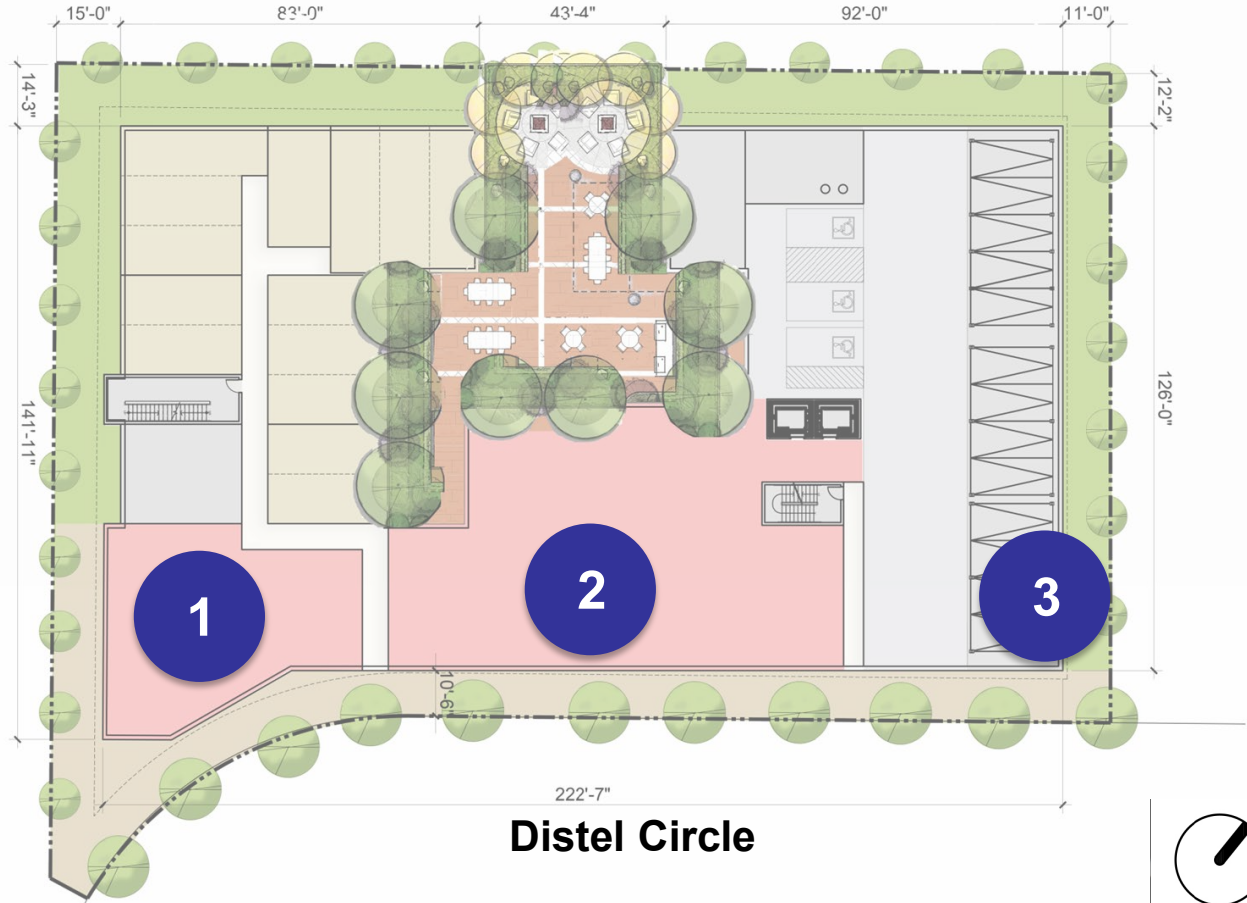
Potential Sculptural Seating Locations

1. Outdoor multi-purpose room
2. Outdoor between street trees
3. Indoor in amenity/leasing



Potential Mural Locations

1. Inside multi-purpose room
2. Inside leasing/amenity
3. Outside, a piece of parking tower





SE CORNER OF DISTEL CIRCLE LOOKING TOWARDS EL CAMINO REAL

Breakout Room Topics

1. Construction Flexibility
2. Construction Innovation:
Mass Timber
3. Vertical Parking Solution
4. Sustainability



Proposed Design: Distel Circle Building Entry

General Q + A

Next Steps

Next Steps



**Open House:
Grant Park, Los Altos**

Sept 30th 2021 @6pm

Live in-person Open House at Grant Park. The community will have a chance to meet the EAH and KTGy team and ask one-on-one questions



**PC/CC
Joint Study Session:**

Tentative - Oct 7th 2021

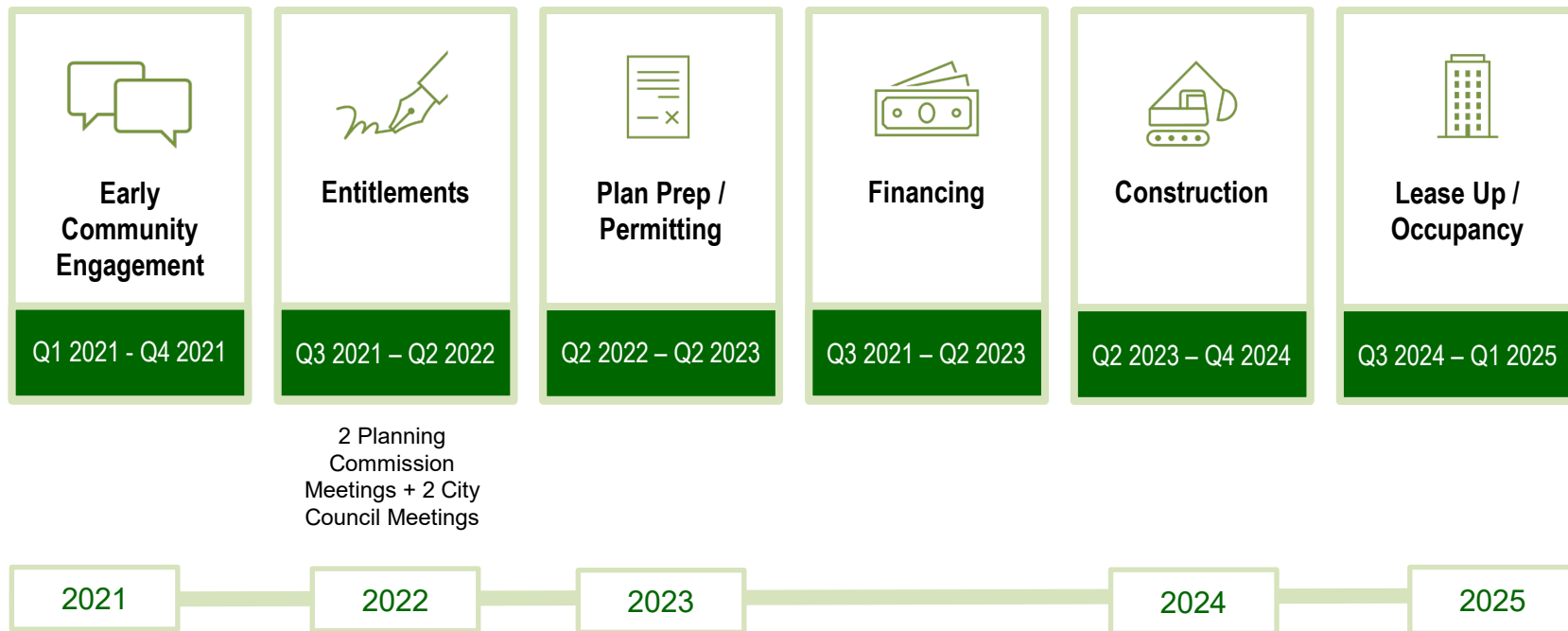
Planning Commission + City Council Feedback Session



**Full entitlement package
submittal**

November 2021

Tentative Development Timeline



Thank You!

330 Distel Circle Design Session Community Forum #4

September 9, 2021 | 6:00 pm - 7:30 pm

Co-hosted by EAH Housing

KTGY Architects + Planners

Jett Landscape Architecture + Design

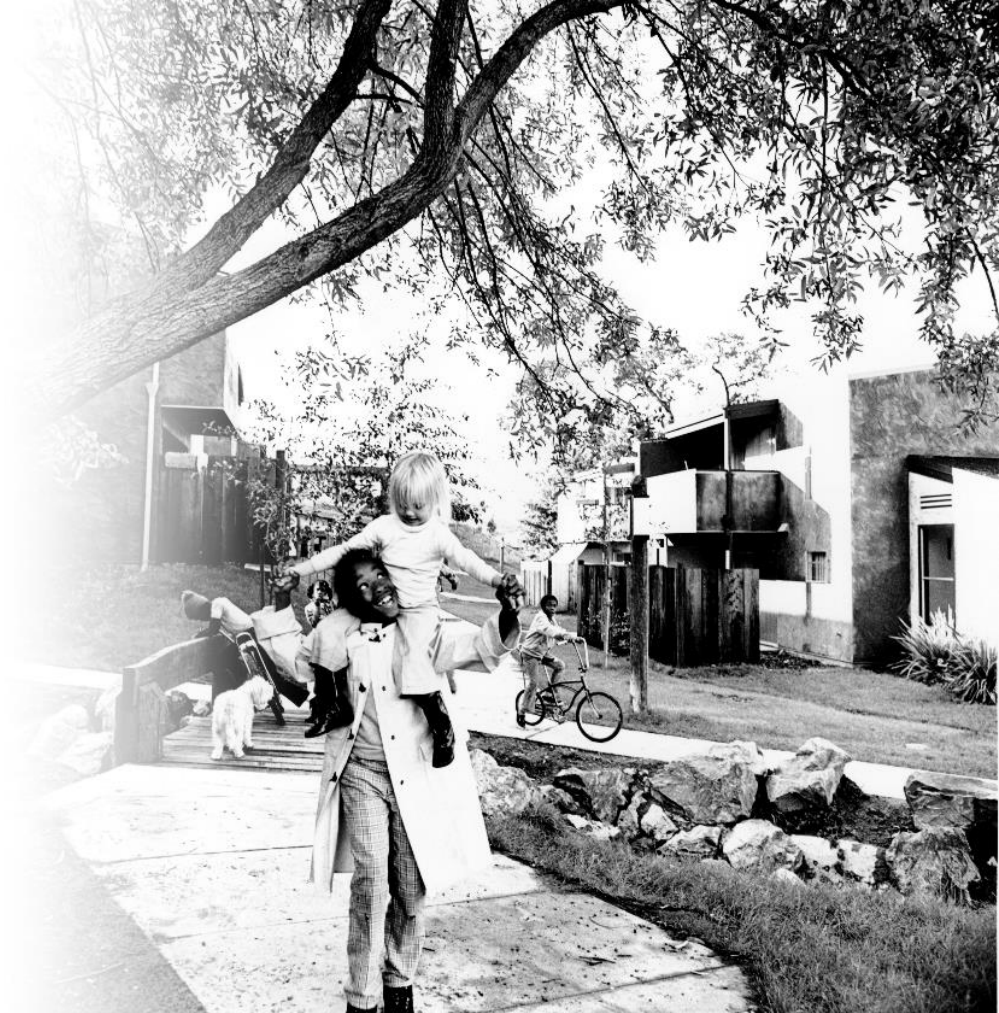
City of Los Altos

County of Santa Clara

Questions? Please email or visit web page:

www.eahhousing.org/330distelcircle

330distelcircle@eahhousing.org



Pilgrim Park – EAH Housing first affordable housing project in 1969