

Paseo Center at Coyote Creek

Project Data

San Jose, California. Affordable Multifamily Housing/Disabled, services and community housing
Principal Owner - Charities Housing/The CORE Companies

- Total of Units total at 218 with them being mixed units of 1, 2, and 3 bedrooms
- 46, 1 bedroom apartments at 610 square feet each
- 105, 2 bedroom apartments at 810 square feet each
- 67, 3 bedroom apartments at 1,100 square feet each
- 26 of the available units have been set aside to accommodate those with special needs. The special needs that meet the requirements are:
 - Homeless and disabled single adults
 - Homeless single adults with diagnosed mental disability
 - Single Parent Households
- Over 3,000 Applicants applied for the 218 Unit Spots

project square footage- 437,144 square feet
construction cost - \$140 per square foot
rental prices - \$260 - 1,185 per unit per month
acres- 4.77
total bedrooms- 457
bedrooms per acre- 63
units per acre - 46
parking - total 414
spaces per unit - 1.9

Home Qualities

Every Unit is equipped with ample living and dining space as well as outdoor access to a terraced balcony. For some units, the balconies overlook the main retail Paseo as well which give a stronger sense of connection with the community and the public. Several of the home qualities result from the typology and organizational principals David Baker Architects used. For example, when laying out the main plan for the project, David Baker decided to wrap the units and public buildings around the two 5 story parking decks. This not only allowed for a better circulation around the two main grouping of units, but also created an organization to where every unit faces out to a certain pleasant view. No one unit is looking at the boring, unsightly view of a parking deck.

Sustainability

Cultural:

Paseo Center focuses on two major areas of sustainability, environmental and cultural. With cultural sustainability, Paseo Center focuses on both maintaining the current retail and community experience that was already there and also adding a level to the design that enhances the community and group experience. Along the main paseo (street) the architects preserved the already powerful storefront organizations by giving them a permanent home in the design.

Environmental:

Being that this project is the winner of the AIA/HUD design for excellence, David Baker architects sought to really make this building environmentally friendly and sustainable. Although much of the faces of some units are exposed to eastern and western sunlight, David Baker Architects quite successfully introduce louvers to help shade the main spaces of the units.

Context and Community

One of the primary goals of this project was to bring the community together. He does this by implementing the paseo or large street that bridges the block between 2 large residential areas. With trying to bring about this sense of community and gathering, The project purposely adds retail space below the units not only to house businesses and bringing income into the area, but they purposely tried to preserve the nonprofit and community organizations that were already there before. The Charities Housing Development Corporation (CHDC), the Native Doors Networking Center, The Estrella Family Services and the Santa Clara County Catholic Charities are all nonprofits that serve to help the surrounding community and most of those in need of this help are also residents of the Paseo Center.

Organization

Ultimately this site was organized around the large paseo plaza running through the site. With this, David Baker Architects organized the project around several strong concepts. These concepts promote a strong community interaction, Pleasant experiences throughout all of the units, and maintaining a presence in holding both the street fronts as well as a significant presence on the site. Starting with the large aspects and moving into the details, David Baker Architects constructed 2, 5 story parking structures to accommodate all of the residents, businesses and volunteer workers. around these parking structures, they literally wrapped the circulation core around the parking so that everything is easily accessed. Then the units wrap with the circulation creating a pleasant experience everywhere and no one unit is backed against parking. This style of wrapping also allows for spaces to remain open to where spaces like open courtyards and large gathering spaces are formed.

Materials and Assemblies

To be as sustainable as this project is, they use materials that are easily reused and used efficiently. The 2 parking structures are cast in place concrete to get the height that it needs to accommodate all of the users. The framing is done by wood framing that can also be recycled to make the molds for the cast in place concrete. The cladding is a series of vinyls and plastics that give a nice breathable feeling to the space as well as insulating the units very successfully. On the exterior cladding, a series of colors are strategically painted to give a vibrant feeling and life to the space which the residents appreciate and enjoy.



