



KOOSER APARTMENTS SAN JOSE, CA

Client: [Affirmed Housing](#)

Site Area: 70,567 S.F. / 1.62 acre

Density: 191 units

Website: [VMWP](#)

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Kooser Apartments: Connecting Convenience with Community

The affordable housing project is located at 1371 Kooser Road in San Jose, California and will provide 191 homes in a variety of unit sizes: studios, one-, two-, and three-bedroom units. The parking garage will allow for 128 vehicle spaces available to residents.

To the south of the site, facing Kooser Road, will be the building's plaza and the main pedestrian entrance. This plaza will be highlighted by a five-story mosaic art piece above the entry storefront designed by a local artist. Within the secured fenced yard of the development, a meandering path leads from the community room, past the stairs to the podium courtyard. Facing the residential neighbors along Stanwood Drive and Dellwood Way, unit stoops with lush landscaping and shared "mini plazas" will be provided to further tie in and activate the streetscape.

A large courtyard with ample greenery and bench seating will be provided at the third floor podium level. Sitting in the middle of the courtyard will be a shade structure with string lit exterior BBQ area next to outdoor play structures and community vegetable garden area with raised planters.

Design Features

- Five story mosaic piece above the entry storefront
- Gable roofs express a residential character along Stanwood Drive and Dellwood Way
- Entry stoops for units at ground level with shared "mini plazas"
- South facing courtyard with ample greenery and amenities at the 3rd level

Green Features

- Rainwater management
- Extensive use of photovoltaic panels
- Central Heat Pump Hot Water System
- Bicycle network and storage
- Right size water piping (using the water demand calculator).