



PHOTOS BY VICKI THOMPSON

CAMPUS LIFE: Jeff Birdwell, president of commercial division for Sares Regis of Northern California, oversees the construction of the Taube-Koret Campus for Jewish Life. Once completed, the 8.5-acre project will include housing for seniors, a preschool, a Jewish Community Center, sports fields and a 400-seat cultural hall and cafe.

Building an Urban Village

BY MARY DUAN

The growing needs of the Palo Alto Unified School District can be credited with a fortuitous opportunity for the Jewish Community Center.

After 18 years of renting on Arastradero Road, the community center had to move out to make way for a third middle school in Palo Alto. That spurred a small group of JCC volunteers into action.

The result is the construction of a \$300 million campus — Taube-Koret Campus for Jewish Life — at the intersection of Charleston and San Antonio roads. The 8.5-acre development, once completed, will be an urban village that includes senior housing developed by The Jewish Home of San Francisco, a preschool, a full service JCC with indoor and outdoor pools, sports fields, a 400-seat cultural hall and cafe. The project is being funded by a \$160 million bond measure, with the balance of \$140 million raised through private donations.

In conjunction with the campus project, three separate housing projects are going up on four acres. Nonprofit housing developer Bridge Housing Corp. is building 56 apartments for very low-income seniors. Regis Homes of Northern California Inc. is building 103 market-rate townhomes and flats known as Altaire. The Jewish Home of San Francisco, a provider of skilled nursing care, signed on to build the senior housing, called the Maldow Family Residences. These



CAMPUS: The Taube-Koret Campus includes 193 units in the Maldow Family Residences, with 11 units designated for individuals with Alzheimer's. The majority of homes will sit on top of a 4-acre parking podium. This will allow traffic-free pedestrian walkways that wind through the campus.

residences will contain 193 units, with 11 designated for assisted living units for people with cognitive impairment, such as Alzheimer's, and 24 units that could be transformed into assisted living units for people who are frail.

The remaining units are independent living apartments varying in price depending on size where residents can purchase services or additional care depending on their needs. The Alzheimer's unit will be priced at about \$7,000 a month.

Model units for Altaire, which were designed by San Jose-based Steinberg Architects, which also designed the campus, will open on Nov. 1.

Interest is already brisk.

With just a sign hanging from the construction site, and a sales trailer set up about a mile away, people already are trying to put down deposits on the currently under construction units, according to Rob Parker, senior vice president of sales and marketing at Regis Homes.

"We're having to tell people, 'We actually want you to see the homes before you put down a deposit,'" Parker said. "Many of the buyers are international, from places where multi-family living is common. They're used to an urban area, and they're used to apartments, and they don't view attached townhomes as a problem."

Ranging in price from the mid-\$700,000s for three bedrooms and 2.5 baths to more than \$1 million for four bedrooms and 3.5 baths units, the housing component will mimic a European village. The majority of the homes will sit on top of a 4-acre parking podium, allowing wide, traffic-free pedestrian walkways to wind their way through the housing and the campus.