

Description of Proposed Project

SUMMARY

The Housing Authority of the City of Eureka (“HACE”) and Brinshore Development LLC (“Brinshore”) are pleased to submit C & Clark for Design Review.

The Housing Authority of the City of Eureka (“HACE”) and Brinshore Development LLC (“Brinshore”) are partnering to reposition and redevelop HACE’s public housing portfolio at the C & Clark project site. Repositioning means to convert properties owned and operated by public housing authorities to a Section 8 and Low-Income Housing Tax Credit funding platform. HACE will remain in the ownership structure, and the new projects will continue to reflect HACE’s commitment to the local community. HACE will also continue to property manage, both during and after redevelopment. Brinshore has been selected by HACE as a partner in the redevelopment process, both to add development capacity and to leverage their experience in navigating repositioning projects across the county. The purpose of repositioning is threefold:

1. By changing the subsidy type from public housing to Section 8, we will have access to more stable and increased revenue from the federal government, which will allow for better long-term maintenance of the buildings and improve well-being for the residents.
2. By demolishing and replacing aging and functionally-obsolete units, we have an opportunity to improve quality of life for residents, increase site security and accessibility, and to improve the visual appeal of the community for our neighbors.
3. By building back at a higher density, we will create a net increase in units and provide much-needed affordable housing, in keeping with HACE’s longstanding mission in Eureka and supporting the City of Eureka’s Housing Element and General Plan goals.

In the current request for Design Review, our intention is to solicit feedback only on C & Clark (referred to hereafter as the “proposed project”), which includes the ground-up construction of a three-story, 44-unit apartment building on a 0.70-acre site at 1115 C Street, Eureka, CA 95501. The design for the new building contemplates 44, one-bedroom units designated for Seniors. It will include a total of eleven at-grade parking spaces. Sixteen long-term bicycle parking spaces and eight short-term bicycle parking spaces will also be provided.

The proposed project will replace 12 functionally-obsolete HACE units that currently exist on the project site. All residents of the 12 existing units will either be offered the opportunity to relocate within the existing HACE portfolio, or take a tenant-protection voucher to secure a private rental, if they so choose. The goal of this project is to demolish as few units as possible, and to add as many as we can in their place, in order to minimize displacement of residents during future redevelopment of the HACE portfolio.

SCALE, DESIGN & CHARACTER

The proposed project design balances HACE’s goals of newer, denser, more secure and accessible housing, while also making reference to the scale and character of the existing neighborhood nearby. Inspiration was found by examining corner lots developed with similar scale multifamily or institutional uses in the surrounding single-family neighborhood. Specifically, from this examination, the project takes inspiration from the historic Washington School building which now functions at the Humboldt Senior Resource Center.

Formally, the project is grouped into one building form made up of a series of ‘wings’ that step back from the property line to break down the overall building scale, creating a varied form when experienced from the public street. These wings gather around a shared outdoor courtyard facing Clark Street. Other community amenities, including a community room, shared laundry facilities, lobby, and mailroom are prominent fixtures on the first floor.

The building scale is further addressed using architectural features such as articulated, sloping roof overhangs and varied but proportional massing via color and horizontal material changes resulting in a distinction between the ground floor and upper two levels. Varied building form and visual interest is further emphasized through a modulating building form that steps in and out across the full three stories.

Additionally, the project design takes into consideration its relationship to its neighboring property at 234 Clark Street as described on T003 of the Design Review package. Specifically, the proposed project is designed not to compete with or overshadow the neighboring building by being lower in overall height, by keeping approximately the same front yard setback, and by being proportional in width at this setback.

HISTORIC SENSITIVITY

Recognizing the importance of Eureka’s architectural history, the Humboldt Senior Resources Center, formally the Washington School, was selected as the most suitable historic precedent given its scale and complimentary use in relation to this senior, affordable housing project.

The proposed project takes the following cues (see sheet T003 in the Design Review package for a diagram of these items) from the Humboldt Senior Resource Center to guide the design language of the C & Clark project in a sensitive but also contemporary way:

- Articulated Roof Overhangs
- Window Trim and Framing
- Inspired Proportional Massing
- Material Precedent and Variation in Widths
- Celebrated Stair and Main Entry

RELATIONSHIP TO STREET AND OPEN SPACE

The project’s main entry faces Clark Street and is paired with an integrated and thoughtful stair and ramp design to seamlessly transition residents and visitors from the lower street to the project’s main entry at the community space and outdoor courtyard. The main entry is further distinguished from the remainder of the building via roof overhangs and by being the only single-story portion of the project.

Given the design and the natural slope of the site, a large portion of the site facing the street is landscaped and treated as a buffer, as the building is setback from the property line. The site makes ample space for native and adaptive landscape planting to take place in public spaces.

Recognizing Eureka’s commitment to sustainability, we also prioritize green building features. For example, this project will be net zero, will include onsite stormwater treatment, and utilize heat-reducing building materials.

RESPONSE TO COMMUNITY FEEDBACK

HACE has hosted community meetings regarding the overall portfolio redevelopment. Additionally, on April 17, 2024, HACE held a community meeting specifically to receive feedback on the design features for this phase of redevelopment. Participants were able to provide live feedback via Zoom polls, Q & A and chat, and the proposed project aims to reflect that feedback, as follows:

OUTDOOR SPACE

Participants indicated that a community garden, with open green space and varied seating options were some of the top priorities for outdoor spaces. With this priority in mind, the project design includes a central outdoor space which will face Clark Street and abut the community room. Also due to its elevated topography from the street, this outdoor space will take advantage of views toward downtown for the enjoyment of residents.

ACCESSIBLE FEATURES

Through both polls and chat comments, participants highlighted the desire for accessible units and features for the proposed project. This is a high priority in the redevelopment process. The proposed project will be designed and built according to the most current version of the California Building Code Accessibility Chapter 11B.

In the proposed project all upper floor units will be serviced by an elevator, and 50% of the project units will be mobility units and the remainder will be adaptable per the CBC 11B definition. Mobility units will include many accessibility features, including (but not limited to) lower kitchen and bathroom countertops, clear knee space under sinks and counters, wide doorways, accessible paths of travel throughout the entire unit, grab bars at water closets and baths, and ADA hardware on appliances and fixtures.

Adaptable units have most of the permanent accessibility features that would be found in a mobility unit (such as wide doorways and lowered counters) but may temporarily omit some features that can be added at a later date (as a reasonable accommodation for a resident who is living with a disability). Two examples of adaptable features that would be designed but not necessarily installed are:

1. Building in the backing reinforcement for a grab bar before the drywall is completed, but not installing the grab bar until it is required by a resident. This allows the grab bar to easily be installed and adjusted to the resident's need as the wall does not need to be opened to install backing reinforcement.
2. Designing custom cabinets that can be removed at the bottom, so if a resident with a wheelchair moves in, they can have proper knee clearance under a sink or countertop. If a resident does not need the extra clearance, the cabinets can slide back in the bottom and conceal the additional knee clearance.