



# PROJECT DESCRIPTION

## 851 WEEKS STREET APARTMENTS

### Project Proposal

Located near the intersection of University Ave and Bay Rd, 851 Weeks Street Apartments is a new apartment community that will enhance the Ravenswood area and contribute towards East Palo Alto's vision of creating a new "downtown" for the city. In this excellent location near high-quality transit and neighborhood amenities, we propose to build an affordable multifamily residential building that will provide 79 affordable rental apartments for seniors, earning between 35% and 60% of the area's median income.

The rapid growth of the technology industry in the Bay Area has led to an unprecedented escalation in apartment rents, threatening to price out large segments of the population, including seniors on fixed incomes. The 851 Weeks Street Apartments will bring much-needed senior affordable housing to East Palo Alto, ensuring that these vital community members can continue to live in the city and addressing the lack of senior affordable housing in East Palo Alto. The development will also help to address the gentrification and shortage of affordable housing, making it easier for low-income residents to find a place to live.

The target population for this development is low-income seniors. The building will contain a mix of studios and 1-bedrooms, so the community will support seniors living on their own as well as couples. The on-site and neighborhood amenities will make this community an ideal place for seniors to thrive. Eden Housing and EPACANDO place a great emphasis on the quality of amenity space in its developments, which increase interaction between residents and build a stronger community. The building's outstanding community spaces will allow Eden's resident services department to organize fulfilling activities for our residents. The building will include a community room and attached courtyard with space for organized activities and socialization, a computer learning center, a bicycle storage room, and offices to house on-site services staff.

The 851 Weeks Street development is a single six-story building with 79 apartment units, including 46 studios, 32 one-bedroom units, and 1 two-bedroom unit. The project will be focused on providing affordable housing for low-income seniors aged 62 and older.

### Relation to Existing Conditions On and Off Site

The site is in a thriving district in the City of East Palo Alto, which is undergoing a significant transformation. 851 Weeks Street will be a great addition to the area and will help address the senior housing crisis in East Palo Alto. On the east and west sides of the site, there are single-family homes. On the south side, there is the parking lot of a multifamily affordable housing building. On the north side, across the street, there is the Open Bible Baptist Church.

The site has excellent connectivity, is located near City Hall, and is less than 0.3 miles from Routes 281 and 296 bus stop Bay Rd and University Ave, which provides direct service to Redwood City Transit Center and many public transit options. Also, the development is less





than a mile from the Ravenswood Shopping Center, which contains Cardenas and Target grocery stores and other neighborhood amenities.

The site is a mostly level, rectangular parcel just under 0.65 acres in size. The site has no notable unique features, and the primary site condition is a high-water table.

### **Design Concept**

The proposed project for 851 Weeks Street is a six-story multifamily building. The ground floor includes the residential common areas, residential parking, and one residential unit that will be designated to a live community manager.

The ground floor of the building has been carefully designed to accommodate all the building's services and meet the requirements of all relevant entities. The building is set back more than 20 feet to respect the surrounding area and integrate with it through landscape design. Additionally, the step back on the top floor along the building's frontage creates the perception of a five-story building from the sidewalk. The building entrance will have a visual connection to the courtyard on the second level, which will be a fundamental part of the building. The courtyard will be physically connected to the ground floor by a set of open-air stairs that invite use and connection to this space. The project has two vehicular entrances, one for the parking lot and one for all other building services.

Above the ground floor are five floors of residential rental units. The units are arranged in a C-shaped building that rotates around a courtyard. The building is oriented east-west, which maximizes natural light and air circulation in all units throughout the day.

This project proposes a refined and simplified material palette that seeks to incorporate the surrounding context. The ground floor is a concrete structure with varying facades of textured concrete, metal, and wood. The upper levels are clad in a combination of cement fiber horizontal and flat panels, which are intended to echo the surrounding buildings. The step back on the last floor adds dynamism to the building and helps to create the perception of a smaller, more human-scaled structure.

The project proposes Type I structural concrete construction for the ground floor and Type III wood-framed construction for the five upper floors. The foundation will be a concrete mat slab.

### **Existing and Proposed Uses**

The site is currently a vacant lot. For the project proposal, the ground level of the building will include a property management office for the full-time property manager and secure bicycle parking rooms with a space for every unit.

On the second floor, there will be office space for residents and supportive services staff who will provide a myriad of services – such as career, education, and financial literacy programming – to help ensure our residents succeed in their new homes. The second level also contains a community room that opens onto a landscaped patio, and laundry facilities.

One of the units will be set aside for a live-in community manager so the property is well managed every day and night. The second level of the building also includes office space for



the general resident services provided by Eden Housing. Our operating budget assumes a robust staffing plan with an appropriate resident services budget.

### **Sustainable Elements**

851 Weeks Street will be designed with an emphasis on sustainability and resiliency, and the architecture, landscaping, construction techniques, and materials are designed and chosen with sustainability in mind.

As an infill development, 851 Weeks Street inherently satisfies other core tenets of environmental sustainability. The site is located within walking/biking distance of public transit, services, and community amenities, which reduce car usage and greenhouse gas emissions. Providing dedicated and secure bicycle storage encourages residents to bike instead of drive.

A sampling of sustainable features will include: solar panels on the roof, low-flow water fixtures, Energy Star appliances, and durable, high-quality materials that require less frequent replacement. More details are in the list below.

The project's proposed green and sustainable features include:

- Energy Systems
  - Solar photovoltaic system that will power the common areas' electricity.
  - All-electric building that will include electric heat pumps to produce hot water.
- Design Features
  - Providing a well-insulated building with thicker walls and roof insulation to reduce heating and cooling costs.
  - Natural daylighting in the units, common spaces, and hallways to reduce electrical consumption.
- Fixtures and Finishes
  - High-efficiency light fixtures and Energy Star appliances to reduce energy consumption.
  - Interior material selection, including recyclable materials with a focus on durability.
  - Low/zero VOC paints to improve indoor air quality.
  - High-efficiency plumbing fixtures, including low-flow toilets, showerheads, and faucets in bathrooms and kitchens to reduce water consumption.
- Landscaping Features
  - Drought-resistant and indigenous landscaping with plants grouped by water needs to reduce water consumption for irrigation.
  - Smart irrigation systems to minimize water use.
- Sustainable Practices
  - Recycling of demolition and construction waste.
  - Planning for ongoing comprehensive recycling of trash from residents.
  - Individual unit metering of electricity to promote conservation.