

Item D.9 Design Considerations for Meeting the Needs of the MHSA Tenants

Describe the following:

- 1 Physical space, including common areas, outdoor areas, landscaping, physical access to the property, security;
- 2 Supportive services space (if any), including any quiet area on-site for tenants to meet service staff;
- 3 How the MHSA units will be designed to provide appropriate accommodations for physically disabled MHSA tenants, if appropriate.

Response:

Cabrillo Gateway has been designed with a special needs and MHSA population in mind. It will contain highly subsidized 1, 2 and 3 bedroom apartments within the larger Villages at Cabrillo campus. The development is intended to provide a springboard for resident growth, health, wellness, and stability. CVC takes great pride in its serene, dignified campus setting; Cabrillo Gateway will both complement and enhance the larger Villages at Cabrillo campus in many ways.

Cabrillo Gateway will meet the needs of MHSA tenants in the following ways:

- **Access:** Development access will be conveniently located at the foot of the Villages at Cabrillo campus, situated between San Gabriel and River Avenues.
- **Transit:** Cabrillo Gateway is a transit-oriented development that will be located adjacent to several public transit options (Long Beach Transit bus lines)
- **Commons Areas:** Cabrillo Gateway will provide two private, elevated courtyards. These landscaped spaces will provide an outdoor gathering space for residents and their families.
- **Public Spaces:** Cabrillo Gateway is sited within the central, bustling courtyard of the campus and features a 30,000 SF “grand lawn” open space area that will be available for the enjoyment of the community. Beyond this public open space, Cabrillo Gateway will also offer two ground level courtyards designed to foster interaction and resident engagement and address isolation tendencies. One of these ground level courtyards will provide quiet, meditative space for the enjoyment of residents.
- **Security:** The Villages at Cabrillo campus features 24 hour security. CVC’s sole point of access at San Gabriel Avenue is monitored by a security official while a roving security official patrols the campus during off hours. In addition, all common areas of Cabrillo Gateway will be well lit and secure. All access points to Cabrillo Gateway will be via secure entrances. The parking garage will be gated while the two elevators may be access through separate, secure lobbies at either end of the building.
- **Landscaping:** The Villages at Cabrillo is home to highly manicured landscaping and an impressive collection of mature trees including Sycamores, Canary Island Pines, and Liquidambers, among many others. CVC employs two full time landscape professionals to maintain its clean, manicured environment. Cabrillo Gateway will incorporate extensive landscaping by an award winning landscape architecture firm to help the new development blend in to the mature Villages at Cabrillo environment.
- **Supportive Service Space:** Cabrillo Gateway will provide more than 3,000 SF of on-site supportive services space for workshops, case management sessions, therapy appointments, group meetings, and resident functions. In addition, Cabrillo Gateway includes a 2,400 SF health clinic that will be operated by a Federally Qualified Health Center (FQHC). The clinic will provide critical health care services including preventative care, pre-natal care, chronic disease management, and dispensary services among others.

MHSA units have been designed to provide appropriate accommodations for physically and mentally disabled

tenants. The units incorporate the following features:

- **Visibility:** All units have been designed to maximize kitchen to living room visibility.
- **Durability:** Units will feature highly durable finishes including solid surface counters, hard wood cabinets, tile bathroom floors, bathroom floor drains, among others.
- **Accessibility:** All units will be adaptable pursuant to the California Building Code. In addition, a fixed percentage of units will be fully accessible. All units will be accessible by one of two elevators at Cabrillo Gateway.
- **Brightness:** Units will maximize the use of natural light while providing ample privacy.
- **Security:** Cabrillo Gateway will feature pedestrian and vehicular security at entry and exit. This security is enhanced by CVC's overall secure entrance at San Gabriel. Lastly, an on-site resident manager will be available for issues that might arise after hours while CVPM's property management staff is available during normal business hours.

