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:

1 and 2

The goal of the project's design is to provide a healthy environment for people who are challenged by serious physical and mental health issues, and to help integrate this population into the overall building community. By providing spaces that foster different levels of privacy and community interaction, the design is appropriate for a population reentering society and experiencing significant personal and social transitions. Community rooms that offer open social gathering spaces and individual units that give privacy are core to the project. There will be a large multi-purpose room with a kitchenette and computer lab, and two additional common rooms on the second and third floors that encourage tenants to socialize, relax, and gather. A beautiful inner courtyard will be filled with light and greenery to afford tenants with moments of sanctuary in an otherwise hectic urban setting. Two upper deck outdoor areas on the second and third floors will bring daylight and fresh breeze into the project, and allow a more private setting for tenants to socialize with one another. Additionally, there is an on-site manager's office and an on-site case management office for easy tenant access to supportive services and private space for individual and small group meetings.

Access to the building will be permitted through the building's main entrance on Peck Road, and at-grade podium deck garage. Security features will include keyed entry and/or an intercom system and security cameras throughout the property. A fence (material TBD) will secure the west-side perimeter of the property.

3. All 49 units are designed as ADA adaptable. Three ground floor units meet the requirement for ADA units, and two upper floor units meet the requirement for audio/visual units. The project's design complies with accessibility requirements of the California Building Code (as defined by the CA Fair Employment and Housing Act) and 2010 ADA Standards. The project will not receive Federal funding and therefore is not required to comply with the Uniform Federal Accessibility Standards.