

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

1. *Physical space, including common areas, outdoor areas, landscaping, physical access to the property, security;*

Common Areas:

The proposed development includes approximately 2200 square feet of common area which includes a manager's office, community room, laundry room, lobby area and storage. In addition the project will have approximately 2400 square feet of common open space on-site and approximately 5000 square feet of common open space offsite at a nearby neighborhood park.

Landscaping:

Landscaping on-site will be designed to require low to no maintenance meeting drought-tolerant and low water usage goals common in green building design principles and guidelines. The proposed project includes the development of a 5000 square foot neighborhood park near the project at 551 S. Kalisher Street. The proposed park will also feature native and drought tolerant landscaping, durable playground equipment for children and an edible garden. The park is made available to the building residents through transportation provided by the lead service provider. An off-site composting program is also included with the service amenities.

Physical Access:

Given the building's orientation on a major commercial corridor, the primary access point and building lobby are located off of San Fernando Road. Secondary access is provided on Celis Street to the rear of the building. The building will be fully accessible to individuals that are handicapped or physically disabled. A central elevator provides access to 90% of the units. Two townhome-style units fronting Celis Street will feature primary access off of Celis Street.

Security:

All common building areas will be well lit and secure. The on-site building manager's office will be easily visible and within close proximity to common areas. A gated parking garage provides secured parking for building residents and access to the elevator vestibule is provided through the garage. The project addresses the five overlapping concepts of the Crime Prevention Through Environmental Design (CPTED). Access control, the project has a clearly identifiable point of entry from the front of the building the secondary entrance is located near a ground floor unit and is under natural surveillance from and off the site. Natural surveillance of the common outdoor spaces and adjacent buildings is achieved by the inward facing layout of the units. The community room, main entrance and lobby all have a continuous visual link to the manager's office. Typical residual space created by the required setback will be utilized as a private front yard for two units located on the ground level at the rear of the project. To aid the concept of image and maintenance the site will be prewired for future security cameras and in the event it is determined that cameras are needed it will be an easy install that appears integrated rather than ad hoc.

2. *Supportive services space (if any), including any quiet area on site for tenants to meet service staff;*

The proposed development features an approximately 800 square foot community room for supportive service space, workshops, classes, and instruction. In addition, an approximately 200 square foot counselor's office will be dedicated for use by the on-site counselor and resident services coordinator. This office will be used for private one-on-one counseling sessions in a quiet, confidential area and also be used for secure record keeping. The counselor's office is separate and apart from the on-site property manager's office.

In addition to meeting and counseling spaces located on-site, the lead service provider, Penny Lane, will provide transportation services to residents to transport them to Penny Lane's Resource Center just a short distance from the development where residents will receive a wide variety of supportive services. The development also features an off-site 5,000 square foot neighborhood park nearby that will be available for residents and service staff to be used as a unique recreational space for counseling and meetings outdoors and away from the housing project.

3. *How the MHSA units will be designed to provide appropriate accommodations for physically disabled MHSA tenants, if appropriate.*

All MHSA funded units in the proposed development shall be designed to provide appropriate accommodations for physically disabled MHSA tenants. Access to dwelling units and common spaces is achieved by means of a single corridor providing clear and simplified access throughout the building and maintaining natural surveillance throughout the project. All units and common areas are completely accessible and similar populations will be mixed throughout the project. Principles of universal design are incorporated in each unit and all common areas. This will include at a minimum:

- a. Accessible routes of travel to the dwelling units with accessible 34" minimum clear opening width entry.
- b. Interior doors with level hardware and 42" minimum hallways
- c. An Accessible full bathroom on primary floors with 30" x 48" clearance parallel to and centered on front of all major fixtures and appliances

Features specific to this project are highlighted as follows:

A. Mobility:

- i) Access to units is achieved through a single elevator located close to common areas and the Manager's unit;
- ii) 5' or wider corridors throughout;
- iii) No grade changes or pedestrian ramps;
- iv) Lever hardware;
- v) 34" doors within units,

- 36" door at entry;
- vi) 5' turnaround maneuvering space at Kitchens and Bathroom; and
- vii) Elevator size 4'6" x 6'8" minimum

B. Clarity:

- i) Singular circulation corridor with visual links throughout building attractively landscaped on both sides and light wells to provide natural light;
- ii) Color variations within buildings and at unit entries to assist in access and circulation. Material and textural changes will be considered at different building floors and along courtyard for visually impaired residents; and
- iii) Signage includes large high contrast letters and Braille

C. Inclusiveness:

- i) All areas are designed to be accessible to residents with varying abilities and mobility;
- ii) A common open courtyard provides for natural surveillance and common spaces (community room/ laundry / computer room) are grouped together near the project entry allow for easy access; and
- iii) The community space provided is in excess of local zoning code requirements and includes a large multi-purpose room, learning center, and laundry.

Additionally, color accents, recessed entry doorways, community room, and a common edible garden allow every tenant uninhibited access to the projects resources. Regarding handicapped accessibility, 80% of the total units are design to be completely handicap accessible and the remaining 20% will be adaptable.

The project is being designed to comply with all Uniform Federal Accessibility Standards. Every aspect of the project from site access from public access way, parking garage, common areas, to interiors of the private residences is designed to meet with the Uniform Federal Accessibility Standards including all state and local accessibility codes.

The project is also pursuing LEED certification (Silver level at a minimum) and is designed to include sustainable features in excess of the minimum requirements. Early integration of LEED criteria ensure that the project maintains established standards for sustainability throughout the design and construction phases. A team approach between the owner, engineers, landscape architect and architect ensures each member provides his/her expertise to the project criteria at a concept stage. The architectural team will head the LEED collaboration and is uniquely qualified in having recently completed one of the first multi-family affordable housing projects in Los Angeles registered with the LEED for Homes pilot program.