

## 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. Montecito Terraces was designed to provide the highest quality environment for older adults by providing high-quality housing for seniors with affordability rents. Units offer contemporary living for tenants with balconies overlooking the neighborhood, modern kitchens and bathrooms. To provide the most convenient living environment for seniors, all kitchens have garbage disposals, dishwashers and other amenities. The appliances will be energy efficient models to further reduce costs for tenants. The building is also served with large walkways and convenient onsite parking.

Tenants of Montecito Terraces will have an on-site community room located on the first floor at both sites. The community rooms will have a lounge, computers with high speed internet access provided free of charge, a kitchenette and common restrooms. The community rooms open out onto large outdoor garden terraces with trellises, water features and benched seating. The garden terraces were designed to be a focal point for tenants to gather and socialize away from their individual homes. The manager's office is in the community room to encourage tenants to visit the community room and use the available services, meet with the manager and interact with other tenants. There is also a swimming pool in the courtyard where exercise classes will be conducted along with being available for recreation for all tenants.

AMCAL has incorporated several safety features to protect tenants. The building entrances, parking lot areas and perimeter walls will be covered by cameras, which will be monitored in nighttime hours. There are six foot fences surrounding the property with gates controlled by key fobs.

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

Montecito Terraces has two community rooms and there will be several offices within those rooms dedicated as private meetings spaces for supportive services. There will also secured space reserved for the storage of confidential files.

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

While the neighborhood, nearby educational centers, and primary service sites and other amenities are well suited for the needs of the MHSA adult population, this section will focus on the design of the site and buildings. We understand that important touch points for the adult MHSA population are the need for security, privacy, and a welcoming environment for social interaction should they choose to participate.

#### Physical accessibility

All MHSA units are designed to be ADA adaptable to meet the mobility or sensory impairments of any proposed tenant who is disabled. Access to the tenential units on each of the three floors is provided via an elevator. Unit modifications will be specific to the physical/sensory disability of the tenants but may include: shower seats, grab bars and smoke detectors with visual alarms. Montecito Terraces design provides for ADA accessibility not

only within the tenantal units but also within all common areas of the development, including a lift for the swimming pool

#### Site Plan

The design team at Montecito Terraces made a concerted effort to provide private, secure and serene spaces. The overall building form is in a classic courtyard shape to generate social intimacy with constant public area awareness to reduce alienation. At the same time, tenants will be able to choose privacy if desired. The architecture also features ample natural lighting and views that will be calming and will make the units and common spaces inviting livable spaces.

The site plan provides heavy landscaping at the front where the private meets public to provide a protective edge, while enhancing the streetscape. A community gathering area is safely situated in the courtyard for the tenants to enjoy the outdoors in a secure area at the sunlit green space. The community room will also be a central area for tenants to gather and socialize. The community room opens to the swimming pool will also be a place for tenants to congregate. There is also a changing and shower area for tenants at the swimming pool. Mature trees will be planted on the east to provide privacy and serenity.

#### Promoting Community

AMCAL emphasizes the importance of community at all its properties and designs the community amenities to promote social interaction – this will be particularly important for the MHSA population so that they have adequate space to relax and interact with their other tenants.

The community rooms at Montecito Terraces have been designed to create a social hub as it is embraced by all supporting spaces such as the computer room, media room, manager's office, social services offices, and community kitchen. These facilities are close to the vertical circulation point of the elevator and also to the laundry room so that tenants will have more opportunity to interact with others as they go about their daily activities.

The property features both a community room and media area which will enable tenants to share in social recreational events planned and provided by the social services program. The community room will feature seating areas for tenants to interact, and the media room will provide a space for all tenants to watch television or movies together. Finally there are outdoor gathering spaces in the courtyard where tenants can gather with friends to socialize.

#### Programming Space

The common space features a computer area where tenants can access the internet without needing to purchase their own computers, or pay for internet service.

The community room can also be closed and used as a classroom. These sessions will include opportunities open to all tenants and provided by the social services coordinator, and also other programs provided by the FSP. The space is approximately 500 square feet and is more than ample for group sessions with all tenants participating.

#### Units

The courtyard design allows all the rooms to have ample natural lighting while giving privacy within their homes. The entrance to each unit is defined with subtle architectural articulation to give a sense of a semi-private entrance while keeping a natural flow in the corridors.

Additionally each home has a private deck for relaxation and for providing views of the building and outside to give a sense of privacy, security, and safety.

### Safety

AMCAL has been proactive in designing a site that is safe and secure. Ensuring a crime-free property promotes the safety of our tenants in addition to the safety of the community at large.

The building will be well lit by installing and maintaining overhead lighting at the exterior gate to the property, at appropriate places around the periphery of the property, and in public places, hallways and pathways. In addition, the property will be surrounded by secure and attractive fencing. Both of Montecito Terraces sites will have cameras at critical locations. These cameras will be monitored by a private security firm during the evening hours. Additionally, the property will be secured with gates that will be opened with key fobs issued to tenants. The parking structures will be secured by gates.

Property Management will also maintain a close relationship with neighbors and with LAPD's community liaison officer. The property will also establish a Neighborhood Watch program to monitor crime and foster a sense of the community, among tenant of the building and the community at large. An ongoing and friendly relationship with the neighbors will allow property management to be informed of any issues or concerns within the neighborhood so that we can be proactive in addressing any issues. It is also important to maintain close relations with police officers to address any illegal activity that may happen on or near the property.