

ENHANCING THE VILLAGES

A ROADMAP TO THE FUTURE



ACKNOWLEDGEMENTS

Century Villages at Cabrillo

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Financial Support

Century Villages at Cabrillo would like to acknowledge Enterprise Community Partners whose generous support through a HUD Section 4 Capacity Building Grant has made this effort possible. In addition, CVC would like to thank the USGBC and its Affordable Green Neighborhoods program, supported by Bank of America, which has assisted CVC in securing the LEED for Neighborhood Development (ND) credential for the master plan.



PARTNERS



OTHER PARTNERS

Building Healthy Communities, California State University Dominguez Hills, Corporation for Supportive Housing, East Yards Center for Environmental Justice, Goodwill, Serving the People of Southern Los Angeles County (SOLAC), Long Beach Asthma Coalition, Long Beach Community Action Partnership, Long Beach Police Department, Long Beach Time Exchange, Los

Angeles Department of Mental Health, Mental Health America LA, PATH (People Assisting the Homeless), School on Wheels, St. Mary Medical Center, The H.O.P.E. Foundation Inc., the Housing Authority of the City of Long Beach (HACLB), the Long Beach Department of Health and Human Services (Health Department), Long Beach Development Services (LBDS), 7th Council District and University of Southern California.



ANCHOR

The anchor, because of the great importance in navigation, was regarded in ancient times as a symbol of safety. A ship's anchor gives it stability in the midst of a storm and gives hope to those who are being protected by it. In this way, our Anchor represents the safety provided by the Century Villages at Cabrillo to those who come to our shores and gives hope that they can be steady until the storms will pass and calm seas will return. At that time, the Anchor can be raised and those who have rested and grown stronger can again sail away to fulfill their potential or intentions. Very much like the individuals or families who come to the Villages to recover from homelessness.

In 2001, a massive anchor from an unknown ship at the Port of Long Beach salvage yard was dropped onto the lawn of Century Villages at Cabrillo. Over the ensuing years, the anchor sat vigil as Century Villages blossomed, tying us to our roots as naval housing during the ship-building boom of an earlier era. Some believed that the anchor was watching over the people of Century Villages, providing safe harbor to those in need. Century Villages at Cabrillo, with the help of a City of Long Beach grant, commissioned local artist Trace Fukuhara to create a public monument with the anchor as its centerpiece. The sculpture reflects Century Villages' deep connection to this treasured symbol of safe harbor and a brighter tomorrow.

HOUSING AWARDS

Recognition of Excellence Award [2015]:

On August 27, 2015, and in celebration of the 40th anniversary of HUD's Community Development Block Grant (CDBG) program, Century received a "Recognition of Excellence" award from HUD and the Los Angeles County Community Development Corporation for the cross-sector partnership that led to the development of the innovative Bethune Transitional Center (BTC) at the Villages. Home to the homeless education program for Long Beach Unified School District, the BTC provides resources, respite, and referrals for homeless children within the district while aspiring to reintegrate them within their home school as soon as possible. The Bethune Transitional Center is aptly named after Mary McLeod Bethune, an educator, presidential advisor (to FDR), and civil rights leader who lived a remarkable and inspiring life.



a nonprofit advocacy group dedicating to addressing climate change in Los Angeles. We were recognized amongst LA County Supervisor Sheila Keuhl along with a group of other impressive businesses that are each addressing climate change in a unique way. If you're interested in learning more about our co-honorees, click here. Here's a link to the video presentation from last night's event: <http://climateresolve.org/coolest/> Our profile starts at about 2:47 into the video.

Green Prize [2016]:

CVC was selected as the Non-Profit of the Year by Green Education, a local Long Beach nonprofit and sponsor of the increasingly popular Green Prize Festival in Long Beach. This year the festival will occur on Earth Day, April 30, 2016, at Admiral Kidd Park. Information about the festival can be found at: <http://www.greenprizefestival.com/> This recognition is a testament to the depth and breadth of Century's work at the Villages, from advocacy, to resident services, to property management, real estate development and our rich engagement with the local Long Beach community.



American Society of Civil Engineers (Los Angeles Section) [2015]:

In October 2015, Cabrillo Gateway was selected as the Land Project of the Year by the Los Angeles Section of the ASCE.



Cooltest in LA [2016]:

On March 10, 2016, the Villages at Cabrillo was recognized as one of the "Coolest" projects in Los Angeles by Climate Resolve,



Los Angeles Business Council [2016]:

The Los Angeles Business Council (LABC) and the Architectural Awards Jury



announced on April 14, 2016 that Cabrillo Gateway was selected as a winner in the Housing category of the 46th Los Angeles Architectural Awards.

American Planning Association, Los Angeles Chapter [2016]:

Award of Merit for Opportunity and Empowerment (for both Cabrillo Gateway and Anchor Place).



PCBC, Gold Nugget Award [2016]:

Best Affordable Housing Community (30 to 60 dwelling units/ acre).



PCBC, Award of Merit nomination for Gold Nugget [2014]:

Best Affordable Housing Category (30 to 60 dwelling units/acre).

2016 SocialGas Solar Champion: for Arrowhead Vista's solar thermal installation.



The Village Anchor Silver Seal Award [2014]: for Excellence in Neighborhood Newsletters.



Planning Achievement Award for Advocacy, Social Change, and Diversity [2012]: for Century Villages at Cabrillo by the California Chapter of the American Planning Association.



Social Change and Diversity Planning Award [2012]: for Century Villages at Cabrillo by the Los Angeles Chapter of the American Planning Association.



Tax Credit Excellence Award [2009]: for Special Needs Housing for Family Commons at Cabrillo by Affordable Housing Tax Credit Coalition.



Affordable Housing Project of the Year [2009]: for Family Commons at Cabrillo by Apartment Association of California Southern Cities.



Tax Credit Excellence Award [2004]: for Special Needs Housing for Casa de Cabrillo by Affordable Housing Tax Credit Coalition.

Tax Credit Excellence Award [2001]: for Special Needs Housing for Long Beach Savannah Housing by Affordable Housing Tax Credit Coalition.

Design Awards: Building For The New Millennium Award [2000]: for Long Beach Savannah Housing by Long Beach Department of Planning and Building.



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C O N T E N T S**

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**WELCOME
TO THE
VILLAGES**



SECTION ONE

Introduction

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**THE VILLAGES AT CABRILLO
DEEPLY BELIEVES IN THE PURSUIT
OF SOCIAL JUSTICE BY PROVIDING
DIGNIFIED, AFFORDABLE HOUSING
AND ECONOMIC OPPORTUNITY
WITHIN A SUPPORTIVE COMMUNITY.**

FROM HOMELESSNESS TO HOPEFULNESS

Century Villages at Cabrillo (CVC) is a nonprofit community development organization that serves as steward, manager, and coordinator for the 27 acre Villages at Cabrillo community in Long Beach, California. An affiliate of Century Housing Corporation, CVC creates the physical and social conditions where collaborating programs can succeed in overcoming homelessness. As a social enterprise, CVC engages in property management, real estate development and community development activities, all uniformly geared around the vision of breaking the cycle of homelessness and restoring health and hope.

OUR BOARD OF DIRECTORS



RON GRIFFITH

PRESIDENT
& CEO

Since 2007, Mr. Griffith has served as President and CEO of Century Housing. Prior to his current position, Mr. Griffith was Senior Vice President and General Counsel. Before joining Century, he was a partner in a national law firm specializing in all aspects of real estate law and finance. He also established the office of general counsel at Union Federal Bank. Earlier in his career, Mr. Griffith served as Assistant U.S. Attorney with the U.S. Department of Justice.

Mr. Griffith graduated magna cum laude from Tufts University and holds a law degree from the University of Pennsylvania, School of Law. Mr. Griffith was the recipient of the Combat Infantry Badge and Purple Heart for his service in Vietnam.



ALAN HOFFMAN

SENIOR VICE PRESIDENT
& CFO

Mr. Hoffman is Senior Vice President & Chief Financial Officer for Century Housing & its affiliates. With 20 years of experience in management and finance, Mr. Hoffman is responsible for all corporate finance, risk management, investments, financial planning, tax, HR and IT functions. Mr. Hoffman has spearheaded capital markets and corporate finance functions for such companies as Exxon Corporation, GM-Hughes Electronics, Kaufman & Broad Home Corporation, and Lockheed Martin Finance Corporation. He currently serves on the Board of the National Association of Affordable Housing Lenders.

Mr. Hoffman received an M.B.A. from The Wharton School at the University of Pennsylvania, an M.A. in Political Science and International Economics from the School of Advanced International Studies at Johns Hopkins University, and a B.A. in Social Systems' Science from UCLA. He has also instructed as an adjunct professor of finance in Pepperdine University's M.B.A. program and at UCLA Extension.



BRIAN D'ANDREA

SENIOR VICE PRESIDENT,
HOUSING

Mr. D'Andrea is responsible for the stewardship of the 27 acre, \$63 million campus that is home to more than 1,000 individuals on any given night. Mr. D'Andrea oversees a staff of 29 across CVC's property management, community development and real estate development groups. Mr. D'Andrea ensures that campus operations are driven by mission while maintaining financial sustainability. He is actively involved in campus fundraising for both capital projects as well as ongoing resident services in addition to actively expanding stakeholder relationships.

Prior to Century, Mr. D'Andrea worked for Toll Brothers, a public homebuilder, where his responsibilities varied from acquisition finance to project management. Previously, Mr. D'Andrea was a Program Manager for an economic development organization. Mr. D'Andrea graduated summa cum laude from Boston College with a liberal arts degree. In 2005, Mr. D'Andrea earned his MBA in real estate and finance from UCLA's Anderson School. Mr. D'Andrea is a licensed real estate broker in the State of California. He is a recent graduate of NeighborWorks America's Achieving Excellence in Community Development, an 18 month performance-driven leadership program administered in collaboration with Harvard University's Kennedy School of Government.



THE VISION

Century Villages at Cabrillo (CVC) deeply believes in the pursuit of social justice by providing dignified, affordable housing and economic opportunity within a supportive community.

OUR MISSION

CVC is a nonprofit community development organization that serves as the steward of the Villages at Cabrillo. CVC delivers property management, real estate development and supportive services which aim to empower residents, restore health and inspire hope.

OUR WORK

As steward, manager and coordinator for the 27 acre Villages at Cabrillo community, CVC creates the physical and social conditions where collaborating programs can succeed in overcoming homelessness. As a social enterprise, CVC engages in property management, real estate development and community development activities, all uniformly geared around the vision of breaking the cycle of homelessness and restoring health and hope.

OUR COLLABORATION

Century Villages at Cabrillo is home to more than 20 nonprofit and governmental service providers. The Villages at Cabrillo Collaborative (VACC) is comprised of a senior representative from each organization and meets monthly to discuss issues impacting the campus as a whole. Since each organization has its own set of local objectives that must be met in addition to the global objectives of CVC, these meetings serve as a forum where competing or mutually beneficial efforts of all organizations on the campus can be discussed and resolved.



DIGNITY

We respect the inherent dignity and resiliency of human beings.

HOPE

We affirm the ideal of hope as an essential element of our community and believe in the capacity of our residents to empower themselves to lead productive lives.

COLLABORATION

We collaborate with employees, residents, & community partners.

EXCELLENCE

We require excellence in all we do.

OUR VALUES



**THE COMMUNITY PLAN GUIDES
WHAT SERVICES, HOUSING,
AMENITIES AND PROGRAMMING
THE VILLAGES WILL PROVIDE
IN THE FUTURE AND HOW
IT IS DONE MOST EFFECTIVELY.**

**OUR
GUIDE**

The Community Plan guides what services, housing, amenities and programming the Villages will provide in the future and how it is done most effectively. It is a blueprint for the residents and clients we serve and stakeholder to whom we are accountable. The Community Plan will be the basis for the LEED – Neighborhood Development certification as well as the update for the Planned Development Zone 31 – Subarea, which determines the area’s allowable land-use, circulation, open space and development standards.

FOUNDATIONAL DOCUMENTS

The Community Plan and the process taken to update it have been informed in part by the plans that have been or are being adopted by the City of Long Beach. As Long Beach's General Plan update informs the types of future public and private investment in the City, the Green TI Plan could directly inform the future orientation and access of the Century Villages at Cabrillo. While not a local regulatory document, the LEED Neighborhood Development certification will insure that the Community Plan guides a future, more sustainable CVC.

General Plan Update

MOBILITYelement

City of Long Beach General Plan

The General Plan sets forth the goals, policies and directions the City will take in managing its future. The General Plan is the citizens' "blueprint" for development; the guide to achieving our vision. California law requires each local government to adopt a local General Plan, which must contain at least seven elements: Land Use, Transportation, Housing, Conservation, Noise, Open Space and Safety. In addition, under the California Coastal Act of 1976, the City must have a Local Coastal Program, which is part of our General Plan. The City's General Plan also includes three optional elements: Air Quality, Scenic Routes and Seismic Safety. The City of Long Beach has recently adopted updates of the Mobility and Housing Elements of the General Plan, and is currently updating Land-use and Urban Design Elements.

Westside Livability Plan



Committing to develop and implement a Community Livability Plan for the I-710 corridor neighborhoods in the City of Long Beach is a natural outgrowth of a single crucial realization: neighborhoods within the I-710 corridor bear a disproportionate share of the negative impacts resulting from the operation of the I-710 Freeway and the Ports. Further, they receive few of the benefits derived from the \$3 billion in goods that arrive through the two Ports and are transported through their neighborhoods. This Plan seeks to bring a better balance between residents' exposure to environmental and health hazards, and the benefits and investments they want and need in order to maintain a healthy environment in which to live, learn, work and play.

CX3 Pedestrian Plan



Communities of Excellence in Nutrition, Physical Activity and Obesity Prevention (CX3) is a program administered through the Long Beach Health and Human Services to conduct neighborhood assessments designed to provide data and set priorities to improve the food and physical activity landscape for low-income neighborhoods. The CX3 Pedestrian Improvement Master Plan provides the tools for improving walkability in West and Central Long Beach neighborhoods, promoting walking as physical activity and enhancing pedestrian access to healthy choices for food and recreation. The intention of the plan is twofold: 1-assess existing conditions of the CX3 areas and identify paths for improving the pedestrian environment and 2-lay out a framework of tools, project types, policies and programs for improving the CX3 neighborhoods.



Bicycle Master Plan



This Bicycle Master Plan serves as a policy document to guide the development and maintenance of bicycle friendly roads and bikeways and support facilities and other programs for Long Beach over the next 20 years. These policies address important issues related to Long Beach's roads and bikeways such as planning, community involvement, utilization of existing resources, facility design, multi-modal integration, safety and education, support facilities as well as specific programs, implementation, maintenance and funding. It is intended to be used as a guideline for projects and programs but does not substitute for engineering knowledge, experience or judgment.

LEED Neighborhood Development



LEED-ND is a voluntary leadership standard, and local governments should consider promoting its use by the development community or public-private partnerships. In addition, LEED-ND can be used to analyze whether existing development regulations, such as zoning codes, development standards, landscape requirements, building codes, or comprehensive plans are "friendly" to sustainable developments.

Green TI Plan



The Green TI project looks at the first/last mile of the Terminal Island Freeway, and includes the community vision, preliminary feasibility study and design concept aimed at transforming the segment of State Route 103 to a local-serving road, while increasing open space and buffering the West Long Beach neighborhood from air, noise, light and visual pollution. The design concept and future implementation strategies described in this document serve as a road-map for the project as it moves forward. Additionally, this document serves as a compilation of findings from community and port-related engagement events that were held to identify alternative and preferred design concepts for the reuse of the TI Freeway.

PD Zone 31 Subarea D

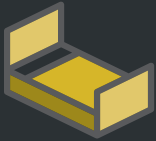


The development standards contained in the Planned Development Zone 31 Plan are designed to ensure compatibility with adjacent land uses and to assure high standards of architectural design. Subarea D encompasses the twenty-six acre "Villages at Cabrillo" (subarea D) is conceived as an adaptive reuse housing development whose purpose is to integrate both new and rehabilitated residential development for the express purpose of providing transitional housing and support services to homeless veterans and the homeless population of the Long Beach metropolitan area.



GUIDING PRINCIPLES

The following principles were adopted by the Century Housing Corporation Board of Directors in June 2016 to guide the future of development and programming at the Villages.



Shelter + Home

Holistically assemble services, amenities and housing anchor our residents in home within our community.



Health + Wellbeing

Support residents' mental, physical and emotional health by enhancing the safety, livability and connectivity of our community.



Financial Sustainability

Holistically assemble services, amenities and housing anchor our residents in home within our community.



Respect + Representation

Embrace residents and stakeholders with shared values and respect to collaboratively serve the interests and needs of our diverse community.



Environmental Sustainability

Serve as a responsible steward and adapt the built and natural environments of the community for climate change while molding it into an environmentally restorative and productive system.



Evolve + Share

Evolve the community to serve the changing needs of clients and city while serving as an example for other communities.

UPDATING THE PLAN

The previous iteration of the Century Villages at Cabrillo's Community Plan was codified in 2010 to determine the future of the remaining undeveloped portions of the 27-acre campus. This plan included general configurations for new residential development as well as the type and locations for desirable community amenities. The previous Community Plan has largely been implemented except for a community gymnasium which is retained in the updated plan. Below are the goals for the updated Community Plan:

UNDERSTAND THE CURRENT & FUTURE NEEDS, CHALLENGES & OPPORTUNITIES

DETERMINE HOW TO CONTINUE RECYCLING BUILDING STOCK & AVAILABLE LAND

COLLECT INPUT RELATED TO PROJECTS CURRENTLY TAKING PLACE IN THE VILLAGES

APPLY THE COMMUNITY PLAN TO CITY PLANNING DOCUMENTS & SUSTAINABILITY

PLANNING + DESIGN PROCESS

The update of the CVC Community Plan utilized the previous iteration of the plan as a starting point while incorporating current development taking place on the campus. Then the foundational documents were used to provide guidance for the building envelopes, campus circulation and orientation. From there, an extensive outreach process spanning an entire year was launched that included engaging residents, services providers and administrators through over a dozen meetings, workshops and community events. Multiple surveys were also distributed to gauge resident opinion on general and specific subject matters related to the Community Plan update. Participants included:

RESIDENTS

CVC MANAGEMENT

CVC BOARD OF DIRECTORS

VILLAGES AT CABRILLO COLLABORATIVE (VACC)

VILLAGES AT CABRILLO PARTNERSHIP ADVOCACY COUNCIL (VACPAC)

CURRENT DESIGN CONSULTANTS

CENTURY HOUSING CORPORATION BOARD OF DIRECTORS



VACC MEETING, AUG 2015

JAN

FEB

MAR

APRIL

MAY

JUNE

JULY

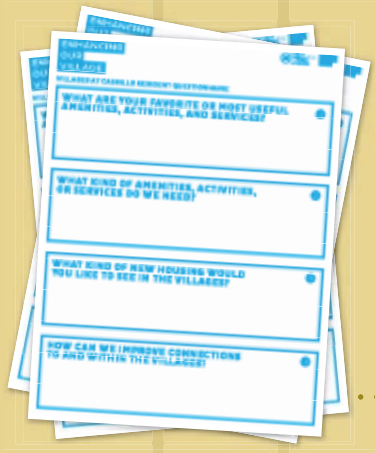
AUG

SEP

OCT

NOV

DEC



START OF OUTREACH

2015

VACC
CONNECTIVITY

VACC
HOUSING + SERVICES

VACPAC

RESIDENT
SURVEY

RESIDENT
TOWN HALL



CVC TRANSIT CENTER COORDINATION

ARCHITECT
REVIEW

CVC
MANAGEMENT

CVC
MANAGEMENT

CVC
MANAGEMENT



OUTREACH TIMELINE

JAN FEB MAR APRIL MAY JUNE JULY AUG SEP OCT NOV DEC

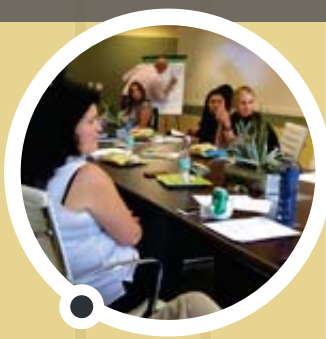
2016

END OF OUTREACH

STAKEHOLDERS

RESIDENTS

CVC



COMMUNITY
FAIR

COMMUNITY
BALLOT

CVC
MANAGEMENT

CVC
MANAGEMENT

THE VILLAGES TODAY





SECTION TWO

Existing Conditions

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**MORE THAN SIMPLY
PROVIDING SHELTER,
CENTURY VILLAGES
AT CABRILLO HAS CO-LOCATED
A PALETTE OF VALUABLE
SOCIAL SERVICES TO
HELP RESIDENTS REGAIN
THEIR INDEPENDENCE.**

BREAKING THE CYCLE OF HOMELESSNESS

Century Villages at Cabrillo (CVC) is a residential community established to break the cycle of homelessness. A former 27 acre US Naval housing site, CVC has become a nationwide public-private partnership model to benefit those in need. A 501(c)3 nonprofit organization, CVC was established in 1997 when the US Department of Defense transferred the land to CVC under the McKinney Act for the purpose of providing transitional and permanent housing to the homeless and those at risk of becoming homeless.



THE CENTURY VILLAGES AT CABRILLO IS LOCATED ON THE WESTERN EDGE OF THE CITY OF LONG BEACH AS THE MUNICIPAL BORDERS OF LOS ANGELES CONVERGE

REGIONAL CONTEXT

The Century Villages at Cabrillo is located on the western edge of the City of Long Beach where the municipal borders of Los Angeles converge. The campus is situated within the transition between industry and residential communities. The Ports of Long Beach and Los Angeles lay to the south, with industrial areas to the immediate south and refineries and goods movement support facilities to the west and schools and homes to the north and east.

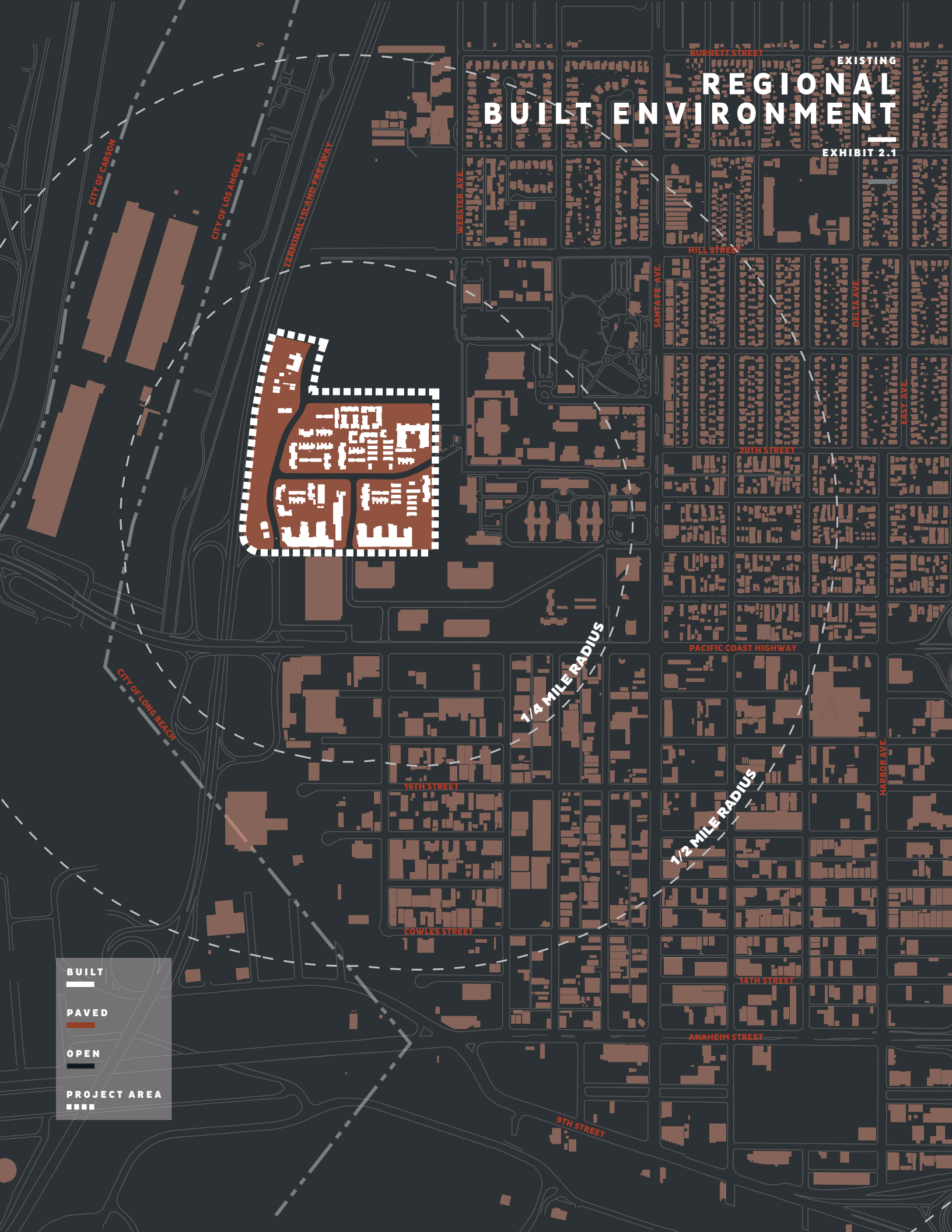
The campus is immediately surrounded by large institutions and major infrastructure, effectively isolating residents from the larger community. Long Beach Jobs Corp and Cabrillo High School are large institutions abutting the north and east edges of CVC while California State University, Long Beach's Tech Campus is to the south. To the west, there are layers of infrastructure that serve the port complex, including the Terminal Island Freeway, San Pedro Branch railroad and Southern California Edison's electricity transmission corridor.

These large, continuous facilities create an impermeable border around CVC that effectively isolate residents from the larger community beyond. For example, outside of select times when school administration open a person gate between the two campuses, students attending Cabrillo High School must walk a mile of some of Long Beach's least pedestrian friendly streets to get to school. There are currently no dedicated bicycle facilities in West Long Beach, with the Los Angeles River trail being the nearest at a mile away.

Considering these limitations, there are fairly good transit connections to CVC from the larger region with two Long Beach Transit bus routes stopping just outside of campus, two Torrance bus routes – including a rapid service – on Pacific Coast Highway and three more Long Beach Transit routes on Santa Fe Avenue and Easy Avenue. As the two closest routes extend onto the CVC campus, residents will have greater access and comfort to transit.

BUILT ENVIRONMENT

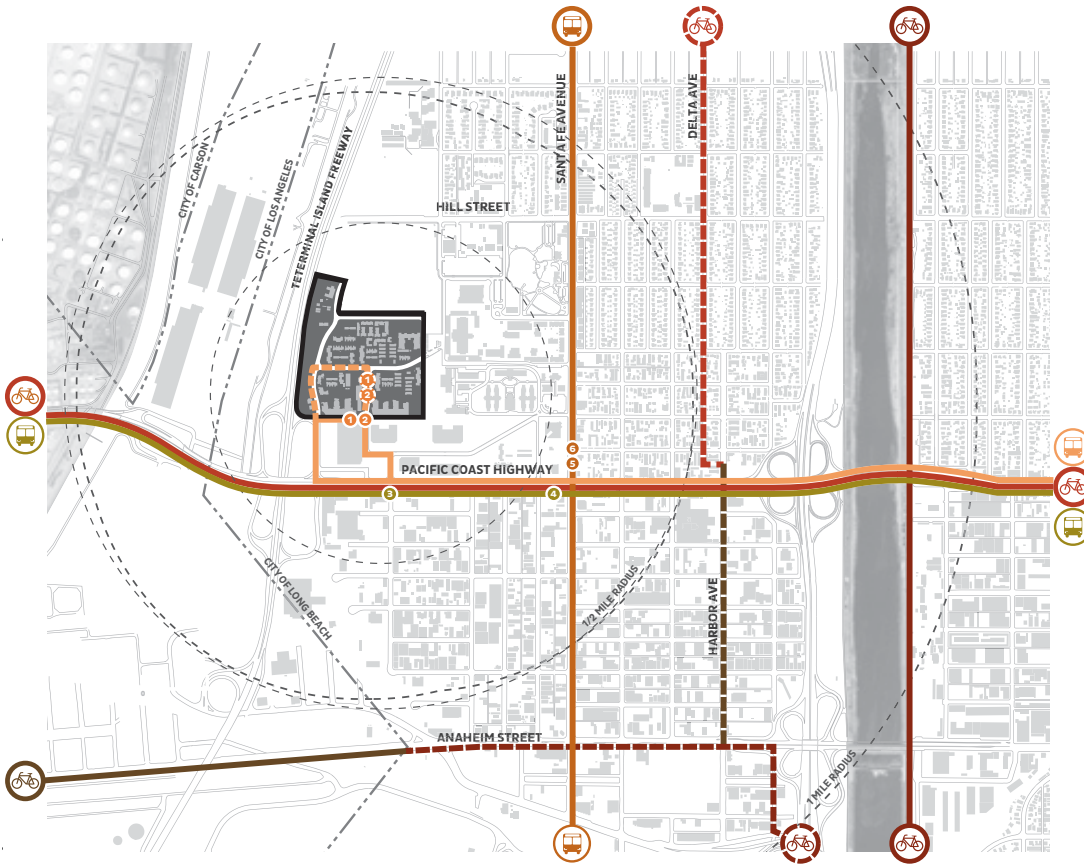
EXISTING
REGIONAL
BUILT ENVIRONMENT
EXHIBIT 2.1



EXISTING

CIRCULATION + REGIONAL ACCESS

EXHIBIT 2.2



CLASS 1 BIKE PATH

CLASS 2 BIKE LANES

CLASS 3 BIKE ROUTE

FUNDED BIKE PATH

FUNDED BIKE LANES

FUNDED BIKE ROUTE

LONG BEACH TRANSIT #171

LONG BEACH TRANSIT #176

TORRANCE TRANSIT #3

TORRANCE TRANSIT #3 RAPID

LONG BEACH TRANSIT #191

LONG BEACH TRANSIT #192

CENTURIES IN THE MAKING

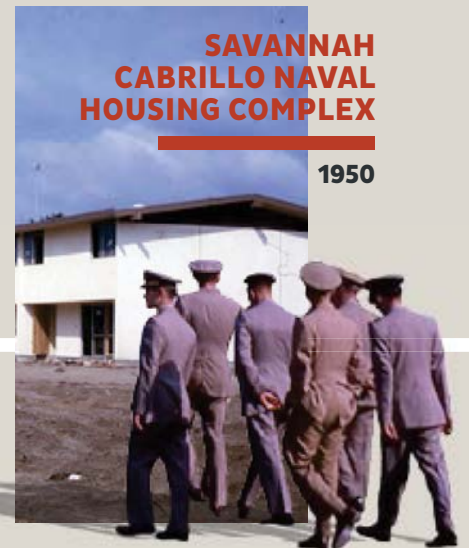
THE IDEA OF A VILLAGE HAS BEEN A WORK IN PROGRESS FOR CENTURIES AROUND THE PLACE WE NOW CALL THE VILLAGES AT CABRILLO

The Native Americans known as the Tongva had at least three villages—named Tevaaxa'anga, 'Ahwaanga and Povuu'nga—within the present boundaries of Long Beach. It seems the idea of a Village, or "Ke ke" in the Tongva language, has been a work in progress for centuries around the place we now call the Villages at Cabrillo.



SAVANNAH CABRILLO NAVAL HOUSING COMPLEX

1950



CAMPUS INTRODUCTION

Since being established, CVC has developed into a unique supportive housing community that provides housing on any given night to over 1,300 persons. These include veteran and non-veteran individuals, families, youth and children who are housed within CVC's robust continuum of supportive housing, ranging from shelter, to transitional housing, to permanent housing. More than simply providing shelter, CVC has co-located a palette of valuable social services to help residents regain their independence. To this end, CVC has partnered with twenty established service providers to provide these much needed services which include: case management, life skills training, substance abuse treatment, affordable child care, a homeless education program, an employment center, a career center, a food service program, and a VA medical clinic among others.

CVC's mission is to develop, manage, and serve as the steward of the Villages at Cabrillo. CVC delivers property management, real estate development and supportive services which aim to empower residents, restore health and inspire hope. CVC embraces a vision whereby the cycle of homelessness is broken by offering residents a service-enriched, supportive environment designed to encourage self-sufficiency and promote achievement

of the highest human potential. CVC seeks to provide residents a nurturing, healing environment along with the tools necessary to change behaviors and overcome barriers. Ultimately, CVC seeks to empower residents to build dreams and reintegrate into mainstream society.

As an organization, CVC serves as steward, fiscal agent, manager, moderator, facilitator, and coordinator for the Villages at Cabrillo campus community. CVC creates the physical and regulatory conditions where collaborating programs can succeed in overcoming homelessness. As a social enterprise, CVC engages in property management, real estate development, and community development activities, all uniformly geared around the vision of breaking the cycle of homelessness.

CVC was founded as a collaborative effort of many players who shared a common vision of addressing the problem of homelessness in unprecedented fashion. This spirit of collaboration persists today across CVC and its many partners, including private investors, public agencies, government authorities, and private nonprofit organizations.



The Base Realignment and Closure Commission of the U.S. Department of Defense recommends closing 28 major military bases, including the Long Beach Naval Station.

NAVY STATION TARGETED FOR CLOSURE



1991

1995

Local community and city officials begin holding dozens of meetings to develop a vision for the new community and address skeptics' questions and concerns about creating a homeless enclave in the West Long Beach area.



A VISION DEVELOPS

FIGURE GROUND

EXHIBIT 2.3

BUILT

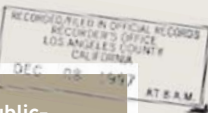
PAVED

OPEN

PROJECT AREA



An innovative public-private partnership model to benefit those in need is established between Century Housing Corporation and the US Department of Defense under the McKinney Act.



27 ACRE SITE CONVEYED FOR THE BENEFIT OF THE HOMELESS



1997



2001



Phase I is completed and incorporates the community based outpatient clinic, child care center, transitional school facilities, family shelter, housing for families, youth and veterans, a central kitchen and dining facility and a career center and computer lab.

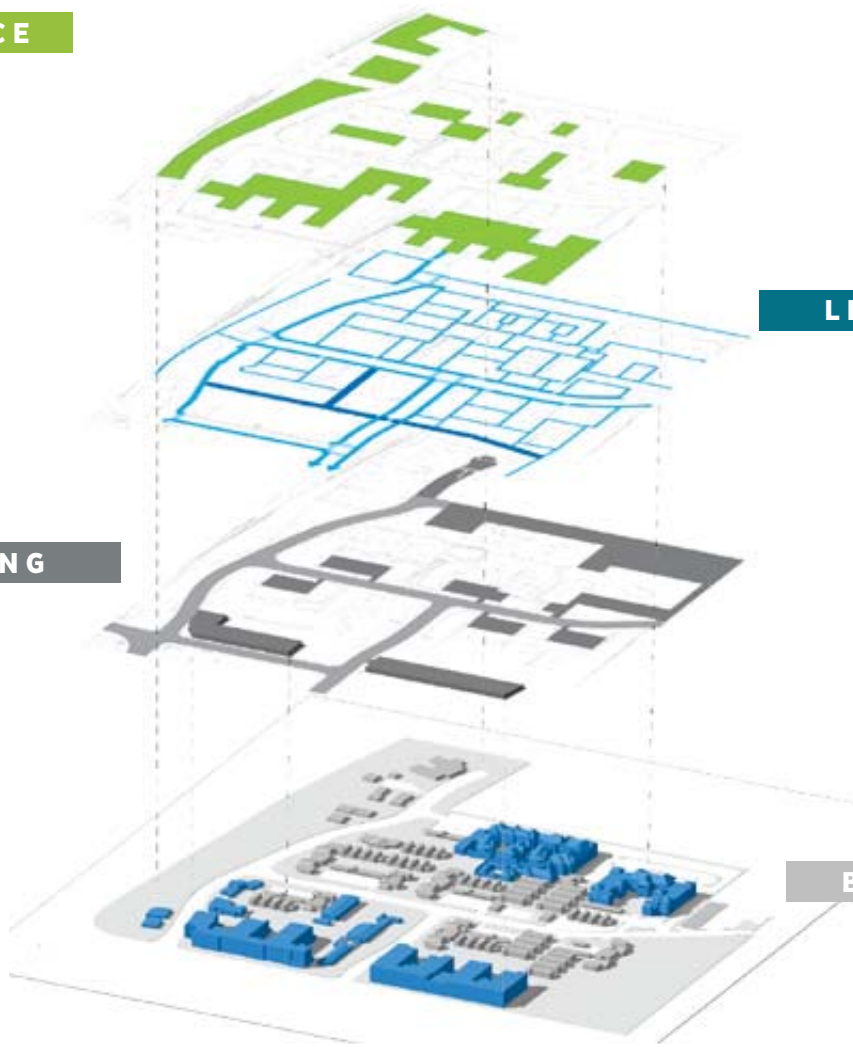


OPEN SPACE

LINKAGES

PARKING

BUILDINGS



**200 UNIT
CASA DE CABRILLO
BUILDING OPENS**

2004



5,000 SF playspace that serves the campus' 400+ children. Facility consists of playground, community garden, murals, shade structures, tetherball, and other amenities.

2009



**A
COMMUNITY
GROWS**



PHASE 1

ADDRESS	DEVELOPMENT	PARTNERS
07	2291 WILLIAMS	
10	2241 WILLIAMS	VILLAGES AT CABRILLO
28	2090 RIVER	VILLAGES AT CABRILLO
29	2160 WILLIAMS	VILLAGES AT CABRILLO
30	2140 WILLIAMS	VILLAGES AT CABRILLO
31 A	2120 WILLIAMS	VILLAGES AT CABRILLO
31 B	2120 WILLIAMS	VILLAGES AT CABRILLO
31 C	2120 WILLIAMS	VILLAGES AT CABRILLO
31 D	2120 WILLIAMS	VILLAGES AT CABRILLO
32	2100 WILLIAMS	VILLAGES AT CABRILLO
39	2205 SAN GABRIEL	VILLAGES AT CABRILLO
40	2101 SAN GABRIEL	VILLAGES AT CABRILLO
42	2045 SAN GABRIEL	VILLAGES AT CABRILLO
43	2041 SAN GABRIEL	VILLAGES AT CABRILLO
45	2001 RIVER	VILLAGES AT CABRILLO
46 A	2001 RIVER	VILLAGES AT CABRILLO
46 B	2001 RIVER	VILLAGES AT CABRILLO
47 A	2001 RIVER	VILLAGES AT CABRILLO
47 B	2001 RIVER	VILLAGES AT CABRILLO
05	2280 WILLIAMS	VILLAGES AT CABRILLO
06	2260 WILLIAMS	SAVANNAH HOUSING
08	2281 WILLIAMS	SAVANNAH HOUSING
09 A	2261 WILLIAMS	SAVANNAH HOUSING
09 B	2221 WILLIAMS	SAVANNAH HOUSING
11	2201 WILLIAMS	SAVANNAH HOUSING
12	2181 WILLIAMS	RESIDENT DIRECT RENT APT
13	2161 WILLIAMS	RESIDENT DIRECT RENT APT

PHASE 1 [CONT.]

ADDRESS	DEVELOPMENT	PARTNERS
14	2121 WILLIAMS	RESIDENT DIRECT RENT APT
15	2121 WILLIAMS	RESIDENT DIRECT RENT APT
25	2240 WILLARD	FAMILY CRISIS CENTER
27	2250 WILLARD	FAMILY CRISIS CENTER

PHASE 2

18	2111 WILLIAMS	CASA DE CABRILLO
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PHASE 3

16 A	2200 WILLARD	FAMILY COMMONS AT CABRILLO
16 B	2152 WILLARD	FAMILY COMMONS AT CABRILLO
16 C	2112 WILLARD	FAMILY COMMONS AT CABRILLO
19	2122 WILLARD	FAMILY COMMONS AT CABRILLO
20	2171 WILLARD	FAMILY COMMONS AT CABRILLO
21	2181 WILLARD	FAMILY COMMONS AT CABRILLO
22	2162 WILLARD	FAMILY COMMONS AT CABRILLO
23	2142 WILLARD	FAMILY COMMONS AT CABRILLO
24	2132 WILLARD	FAMILY COMMONS AT CABRILLO
44 A	2220 WILLIAMS	VILLAGES AT CABRILLO
44 B	2220 WILLIAMS	VILLAGES AT CABRILLO
48	2041 SAN GABRIEL	VILLAGES AT CABRILLO
03	2194 SAN GABRIEL	VILLAGES AT CABRILLO
04	2198 SAN GABRIEL	VILLAGES AT CABRILLO

PHASE 4

50	SAN GABRIEL	VILLAGES AT CABRILLO
51	SAN GABRIEL	CABRILLO GATEWAY

PHASE 5

52	2000 RIVER	ANCHOR PLACE
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\$5 MILLION CONSTRUCTION OF AN 8,485 SF EMERGENCY FAMILY SHELTER COMPLEX COMPLETED

2012

2010

Knabe Exchange Renovation: \$1.0 million renovation of former Naval Exchange facility. Completed in 2010. Public funding from the County of Los Angeles and the City of Long Beach.



80 UNIT CABRILLO GATEWAY OPENS

2015

EXISTING

CAMPUS ORIENTATION

EXHIBIT 2.4



By the end of 2017, the entirety of the Villages (approximately 27 acres) has been redeveloped with new residential uses or rehabilitation of existing structures. Over the initial five phases of construction former Naval housing and facilities were either rehabilitated or removed for new construction. Future development will focus on redevelopment opportunities.



2016

The Social Hall is redeveloped into a vibrant social place for informal gathering as well as flexible space for the expansive programs on offer, doing justice to both its Naval history and current needs of residents.



DEVELOPMENT BEGINS ON THE LAST REMAINING PORTION OF THE CAMPUS

The Urban Forest Monument Project develops a highly impactful entry element to CVC's Urban Forest, located on the western perimeter of the Villages. It establishes the San Gabriel & Williams intersection as the main entry at a highly visible, well trafficked location.



EXISTING

CAMPUS USE

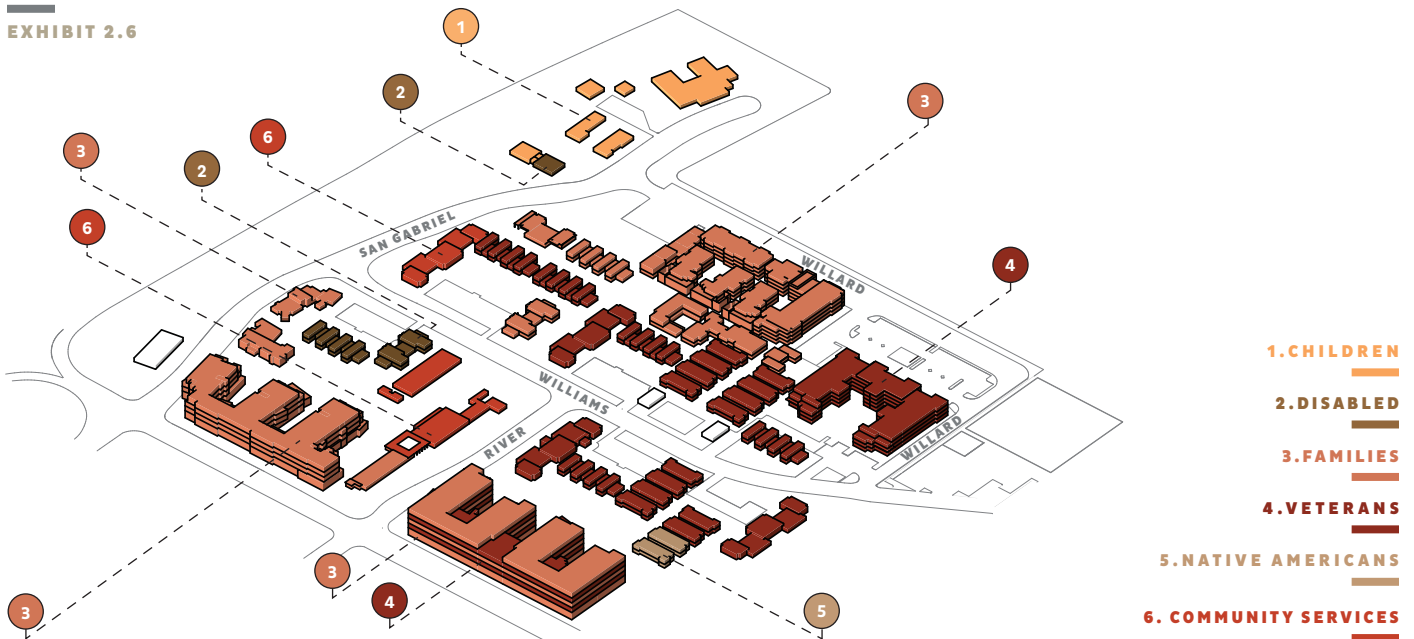
EXHIBIT 2.5



EXISTING

COMMUNITIES SERVED

EXHIBIT 2.6



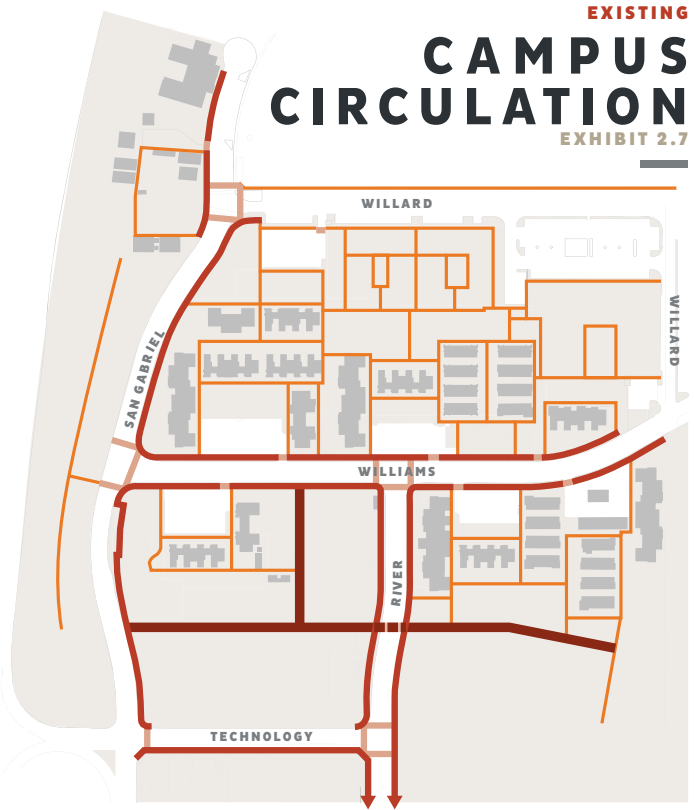


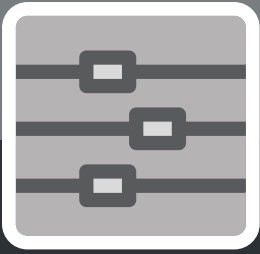
THE UNIFYING CHARACTER OF THE CAMPUS HAS LARGELY BEEN THE LARGE, MATURE TREE CANOPY AND LUSH LANDSCAPE WHICH BEEN AN INCREDIBLE ASSET FOR THE COMMUNITY'S HEALTH AND WELLNESS.

CAMPUS OVERVIEW

As the Century Villages at Cabrillo has been developed and redeveloped over the past seventy years the campus has evolved from clusters and rows of single-story buildings with parking lots to include multi-story residential buildings built over enclosed garages that are lined with ground floor functions including service providers and community spaces.

Thanks to recent development, the southern portion of CVC has a relatively clear organizational structure with a hierarchy of outdoor spaces, circulation paths and activity centers. North of Williams Street, the campus is more organic with meandering and circuitous walking paths, open spaces that blend with parking courts and pockets of activity. The newer residential development is more intensive with three to four levels of residential units formed around deliberate open space. The rehabilitated portions of the CVC housing stock are less dense, evenly spreading housing, open space and parking across that portion of the campus.

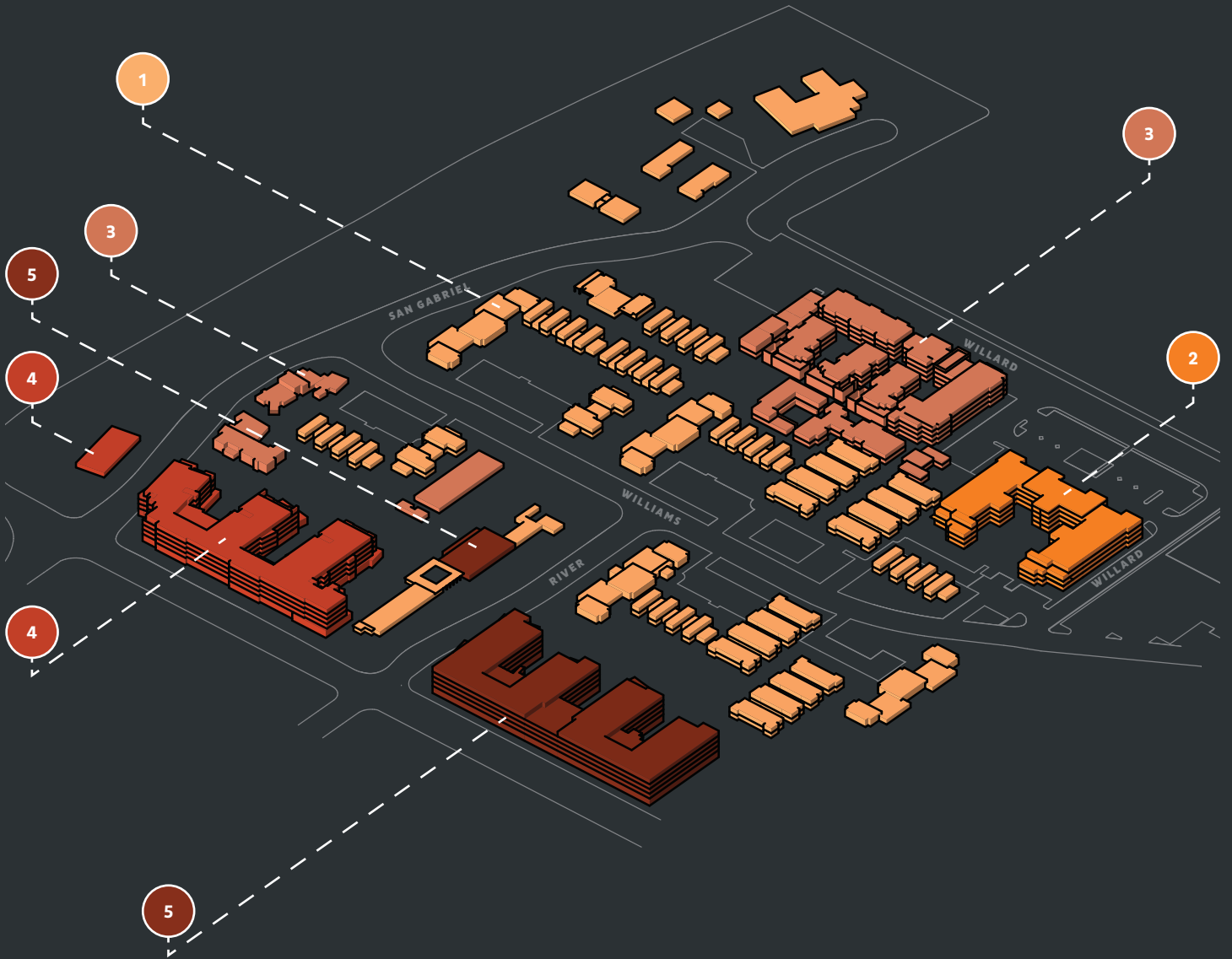




EXISTING

BUILDING PHASING

EXHIBIT 2.8



PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5



By the end of 2017, the entirety of the Villages (approximately 27 acres) has been redeveloped with new residential uses or rehabilitation of existing structures. Over the initial five phases of construction former Naval housing and facilities were either rehabilitated or removed for new construction. Future development will focus on redevelopment opportunities.



PHASE 3 COMPLETED 2009

Family Commons at Cabrillo, an 81-unit affordable housing apartment complex designed specifically for families. In early 2012, CVC completed a new 14 unit emergency shelter that expanded an existing shelter and provides emergency housing to families for up to 45 days.



PHASE 1 COMPLETED 2001

Community based outpatient clinic, child care center, transitional school facilities, family shelter, housing for families, youth and veterans, a central kitchen and dining facility and a career center and computer lab. This first phase primarily focused on the rehabilitation and reuse of existing structures on the campus.



PHASE 4 COMPLETED 2014

Cabrillo Gateway housing, 80 permanent support homes for families. Also included during this phase was the renovation of the Urban Forest, Solar Shed and new Facilities Maintenance Building.



PHASE 2 COMPLETED 2004

Casa de Cabrillo (Plaza), a permanent housing project for single veterans. The improvements also included the parking lot the north of Casa de Cabrillo as well as the construction of North and West Willard Streets.



PHASE 5 CURRENTLY UNDERWAY

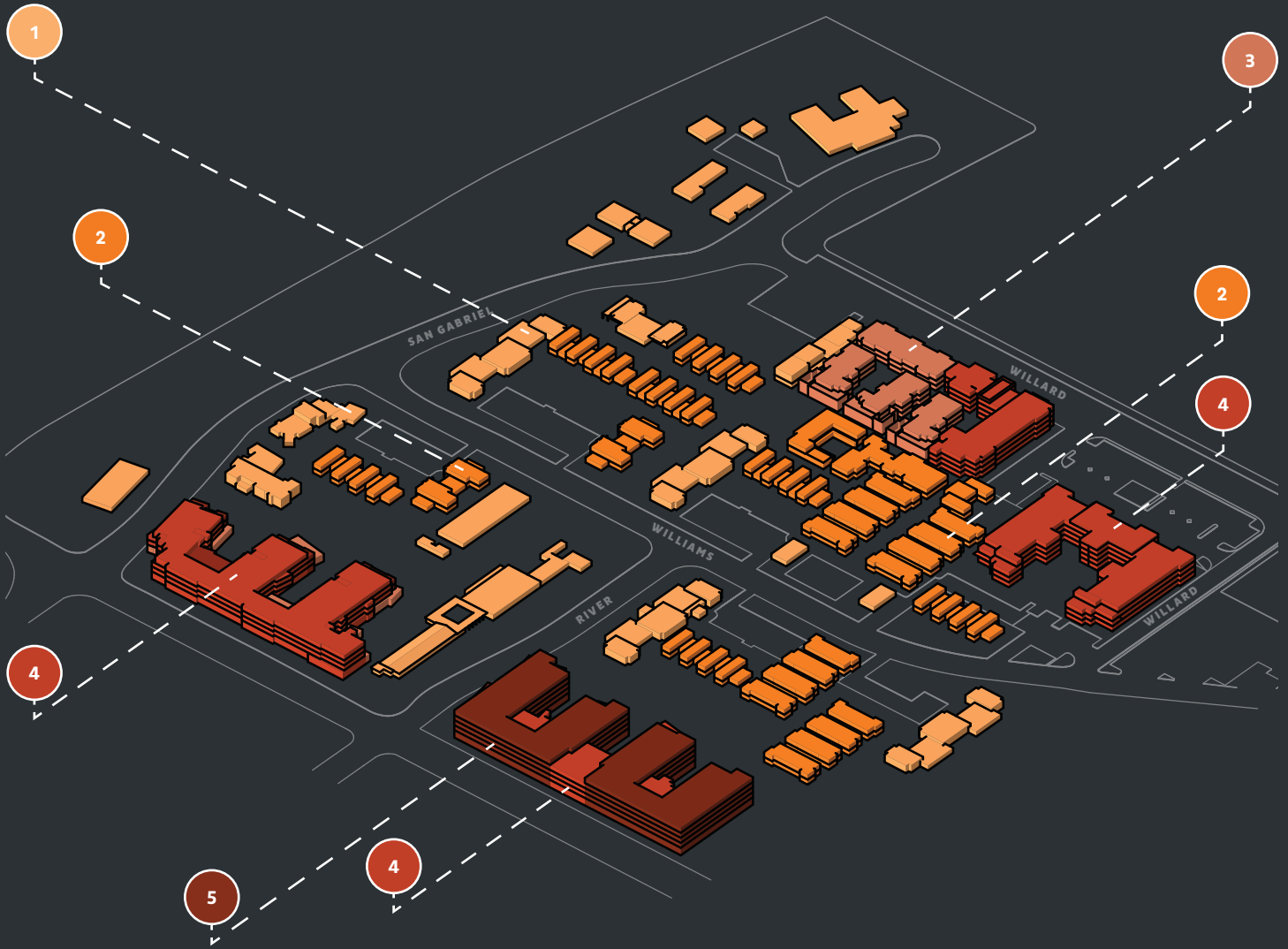
Anchor Place, a 120 unit apartment building that includes housing for 75 homeless veterans. Also being developed at this time is the new Long Beach Transit Westside Transit Center and rehabilitation of the CVC Social Hall.



EXISTING

BUILDING HEIGHTS

EXHIBIT 2.9



1 STORY



2 STORIES



3 STORIES



4 STORIES

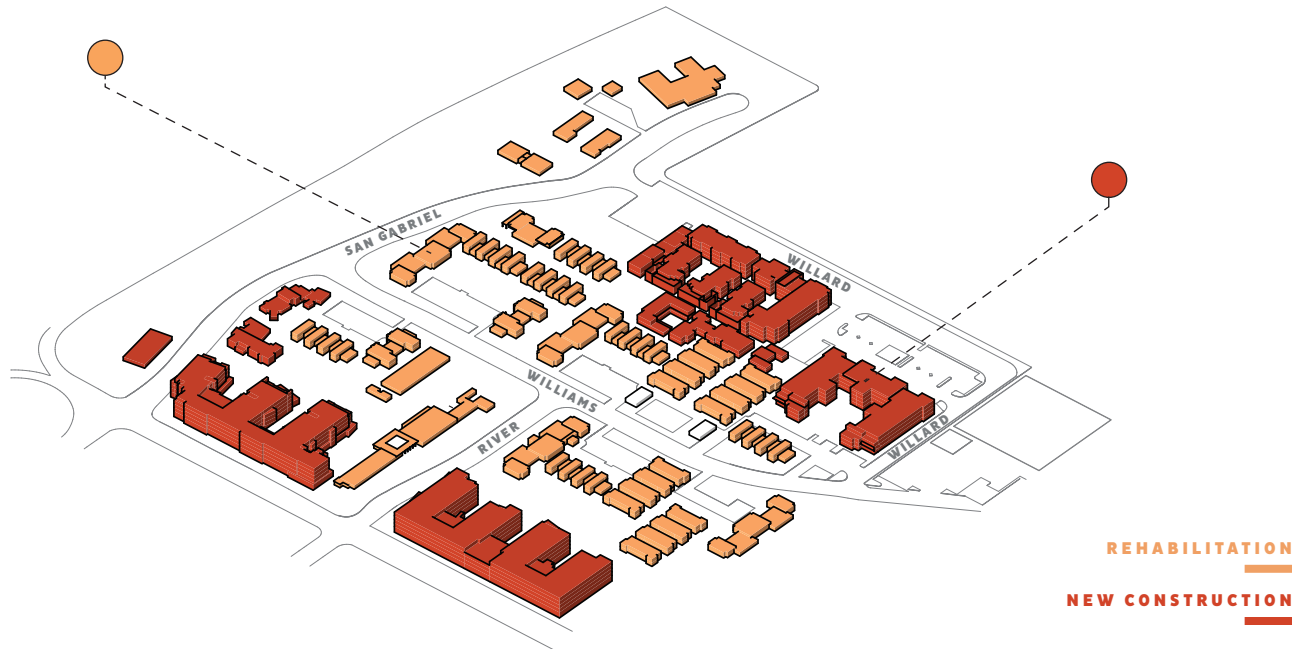


5 STORIES



EXISTING REHABILITATION + NEW CONSTRUCTION

EXHIBIT 2.10



CVC IS GROWING UP

The Villages at Cabrillo is a community in transition as the initial housing stock consisted of the rehabilitated structures from the Naval housing make up half of the campus while newer development has infilled the other half. Due to the CVC's mature tree canopy, especially north of Williams Street, the differences in building heights, placement and organization is often lost to most observers. The rehabilitated former Naval structures are low, one and two-story buildings while the Family Commons and Casa de Cabrillo are three and four stories tall.

South of Williams, the variations in height become more apparent as the wider open spaces and newer trees around the more recent developments present more dramatic perspectives to witness the taller building heights. There are one and two story

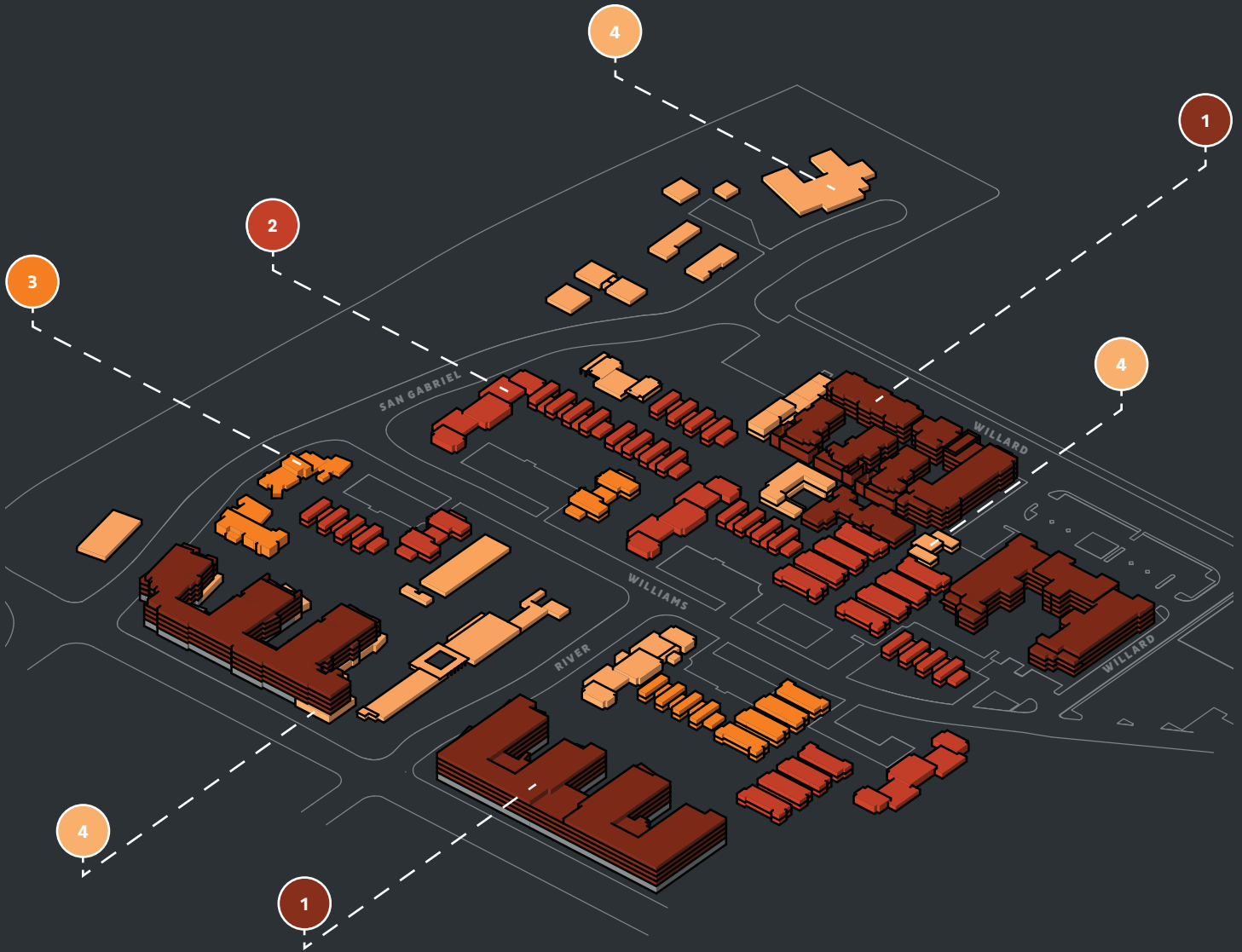
buildings made up of former Naval housing and buildings along with four and five story buildings of Cabrillo Gateway and Anchor Place [currently under construction]. These two most recent additions to CVC also have taller ground floors to provide the additional height necessary for commercial spaces, community functions, administrative uses and services providers.



EXISTING

SUPPORTIVE HOUSING

EXHIBIT 2.11



PERMANENT HOUSING
1

BRIDGE HOUSING
2

SHORT TERM HOUSING
3

SUPPORTIVE / ADMIN. SERVICES
4

PERMANENT HOUSING

LENGTH OF STAY:
INDEFINITE

As steward of the 27 acre campus community geared around a vision of breaking the cycle of homelessness, CVC actively engages in managing and developing real estate. Over the past 20 years, CVC has managed the rehabilitation and new development of nearly a half million square feet of housing and supportive service space that today serves more than 1,300 individuals on any given day, including more than 400 children.

Long Beach Savannah Housing (LBSH) provides affordable bridge/transitional housing in renovated former Naval Housing units to individuals with a minimum of 90 days clean and sober, an ability to pay rent, and abide by program regulations. LBSH offers both single and double rooms for a total occupancy of 120 veterans.

LONG BEACH SAVANNAH

TYPE Bridge/Transitional
YEAR 2001
COST \$10.4M
UNITS 120



Casa de Cabrillo provides 200 efficiency apartments for single veterans. 130 apartments are equipped with private bathroom and kitchen areas while 70 apartments utilize shared baths, kitchens, and common areas within a suite setting. Rental support is available for disabled and homeless veterans through the Shelter plus Care and PHD programs. U.S.VETS provides on-site supportive services to residents.

CASA DE CABRILLO

TYPE Efficiency
YEAR 2004
COST \$15.8M
UNITS 200



Family Commons at Cabrillo provides 81 apartment homes for large families. PATH Ventures provides on-site supportive services to residents, including case management, and employment assistance. Additionally, 40 apartments are subsidized through PATH Ventures for qualifying families with physical and/or mental disabilities and who were previously homeless.

FAMILY COMMONS

TYPE Family
YEAR 2009
COST \$32.5M
UNITS 81



Cabrillo Gateway provides 81 permanent support homes for families across its mix of 1, 2 and 3 bedroom apartments. All homes are subsidized with a project-based voucher through the Housing Authority of the City of Long Beach. 16 homes are set aside for families that qualify under the MESA housing program. Resident services are provided by resident service coordinators from CVC's Oasis Community Center. Additional specialized services are available by Los Angeles County DMH and The Children's Clinic.

CABRILLO GATEWAY

TYPE Permanent
YEAR 2015
COST \$33.9M
UNITS 80



Located within the Century Villages at Cabrillo (CVC) campus, the five-story complex will include 75 units reserved for homeless veterans and 45 units set aside for extremely low-income residents. The development will consist of a mix of one-, two-, and three-bedroom units, extensive open space, and courtyard recreational areas. Residents will have access to comprehensive on-site supportive services, including case management, physical and mental health services, employment services, life skills training, and counseling.

ANCHOR PLACE

TYPE Supportive
YEAR 2017
COST N/A
UNITS 120



LENGTH
OF STAY:
UP TO
2+
YEARS

BRIDGE/ TRANSITIONAL HOUSING

CVC'S bridge/ transitional housing programs foster independent living skills and self-sufficiency, helping to prepare residents for permanent, autonomous living. The bridge housing offers intensive services to help residents establish a more secure household. Residents typically live in these housing programs for between 6 months and 2 years, where they might transition into other housing within CVC or into permanent housing elsewhere.



HIS HOUSE

TYPE Permanent Supportive
BEDS 31
TARGET Individuals
AGENCY Harbor Interfaith Services

HIS House is a permanent supportive housing program featuring SPA 8's coordinated Entry System (CES) which is a no-wrong door, countrywide system of housing that engages and connects single adults experiencing homelessness to the optimal resource for their needs. Tenants pay an affordable rent each month and engage in intensive case management to ensure housing retention and connection to resources that promote individual stability.



CHANGING SPIRITS

TYPE Bridge/ Transitional
BEDS 18
TARGET Native Americans
AGENCY American Indian Changing
Spirits

American Indian Changing Spirits is an 18 bed substance abuse treatment facility for Native American men. Changing Spirits Recovery Program is a social model, community based 180-day residential program targeting Native American men, over 18 years of age, who have a desire to recover from alcohol or drug addiction.



ADVANCE WOMEN'S PROGRAM

TYPE Bridge/ Transitional
BEDS 22
TARGET Veterans (Individuals
& Families)
AGENCY US VETS

Run by U.S. VETS, ADVANCE Women's Program is a residential program designed to assist unemployed, homeless women in obtaining employment and permanent housing. A special component of this program provides comprehensive services to women who have experienced sexual trauma.



SOCIAL INDEPENDENT

TYPE Bridge/ Transitional
BEDS 22
TARGET Veterans
AGENCY US VETS

The Social Independent Living Skills (SILS) Program is a program for veterans that face significant barriers to obtaining employment such as a disability, either physical or psychological, and need assistance in developing skills necessary for independent living.

**I HAVE HAD HOPE AND GROWTH MY ENTIRE TIME HERE.
CVC IS A PLACE YOU CAN GROW.**

Resident survey response

EMERGENCY SHELTER

LENGTH
OF STAY:
30-90
DAYS

CVC provides emergency shelter and treatment programs that include basic shelter and care to individuals or families in crisis. Short term in nature, shelter programs seek to stabilize clients and prepare them for more independent living arrangements. Residents remain in these accommodations 30-90 days.

Catholic Charities' Elizabeth Ann Seton Residence is an emergency shelter complex for homeless families, pregnant women, the disabled, and the elderly. The main goal is to assist families transition from the crisis of being homeless to the stability of long-term housing. The program emphasizes case management and gaining the resources & skills to become self-sufficient. The shelter allows the family to define itself and does not discriminate.

ELIZABETH ANN SETON RESIDENCE

TYPE Emergency
BEDS 44
TARGET Families
AGENCY Catholic Charities



U.S VETS Veterans In Progress (VIP) is a residential work re-entry program for veterans that qualify for VA medical benefits and desire to return to work. Veterans must express a desire to return to work and be both willing and able to return to work.

VETERANS IN PROGRESS

TYPE Bridge/ Transitional
BEDS 70
TARGET Veterans
AGENCY US VETS



Hacienda of Hope is a short-term, residential respite program for people in crisis and who are living with a mental illness. The environment is welcoming and safe, and the program is staffed with peers, people with lived experience. Hacienda of Hope provides a unique and healing alternative, through the power of "peer support".

HACIENDA OF HOPE: HOPE WELL

TYPE Emergency
BEDS 10
TARGET Individuals
AGENCY Project Return Peer Support Network



LENGTH
OF STAY:
N/A

SUPPORTIVE SERVICES

Residents within any stage of CVC's continuum are supported by an array of nurturing programs and services. These services are geared around increasing independence and self-sufficiency, bolstering the mission of the CVC campus.



VETERANS VILLAGE RECOVERY CENTER

TYPE Supportive
BEDS 38
TARGET Veterans
AGENCY Dept of Veterans Affairs

The Veterans Village Recovery Center (VVRC) is a 38 bed, 30 to 90 day intensive substance abuse treatment program for veterans, operated by the Long Beach VA HCS with housing supported by the U.S. VETS Initiative.



THE CHILDREN'S CLINIC

TYPE Supportive
BEDS N/A
TARGET Children, adults & families
AGENCY The Children's Clinic

The Children's Clinic: Serving Children and their Families (TCC) provides high quality primary and preventative care for the under-served of all ages, children, adolescents and adults, in the greater Long Beach community.



COMPREHENSIVE CHILD DEVELOPMENT

TYPE Supportive
BEDS 80 child care slots
TARGET Children, adults & families
AGENCY CCD

Comprehensive Child Development (CCD) offers child care and a quality early childhood education curriculum for children whose parents work, are in job training, and/or are seeking permanent housing.



PRIMARY CARE OUTPATIENT CLINIC

TYPE Supportive
BEDS N/A
TARGET Veterans
AGENCY Department of Veterans Affairs

Primary Care Outpatient Clinic (PCOC) is a satellite community based primary care clinic, operated by Veterans Affairs for veterans.



PROJECT RETURN
PEER SUPPORT NETWORK
Taking charge together!



**Department of
Veterans Affairs**

SUPPORTIVE SERVICES

LENGTH OF STAY:
N/A

Oasis Community Center offers programs for adults & children to achieve self-sufficiency and stability. The Center offers daily adult skill-building classes in five key areas: Career Planning, Parenting, Personal Growth, Financial Literacy, and Computer Competency. It also offers individualized help by assessing the client's needs, aiding in the development of goals, and hands-on assistance in achieving these goals.

OASIS COMMUNITY CENTER

TYPE Supportive
BEDS N/A
TARGET Individuals and families
AGENCY CVC



Los Angeles Habilitation House (LAHH) offers transitional and permanent employment, training and career opportunities in green janitorial services, record and document management, and administrative services to persons with mental and physical disabilities, including veterans.

LOS ANGELES HABILITATION HOUSE

TYPE Supportive
BEDS N/A
TARGET Disabled adults & veterans
AGENCY Los Angeles Habilitation House



The off-site Long Beach Multi-Service Center (MSC) operated by the City of Long Beach provides support services for homeless persons in Long Beach. Services include referrals to CVC, if appropriate, and case management, where access to basic amenities of shower, a mail and message center, shuttle transportation, employment services, medical and mental health services, substance abuse treatment, and shelter

MULTI-SERVICE CENTER

TYPE Supportive
BEDS N/A
TARGET Homeless individuals & families
AGENCY City of Long Beach Dept. of Health & Human Services



RECENT COMMUNITY PROJECTS

CVC continues to make upgrades throughout the community to better serve residents within the community and address practical infrastructure improvements.

These projects often require creative financing and fundraising unrelated to new housing development.



KABOOM! PLAYSPACE AREA

COMPLETED 2009

\$100,000 construction of 5,000 SF playspace that serves the campus' 400+ children. Facility consists of playground, community garden, murals, shade structures, tetherball, & other amenities. Funding through private and public sources.



KNABE EXCHANGE RENOVATION

COMPLETED 2010

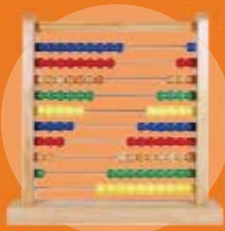
\$1.0 million renovation of former Naval Exchange facility and mess hall. Public funding from the County of Los Angeles, County Supervisor Don Knabe and the City of Long Beach.



FACILITY MAINTENANCE BUILDING

COMPLETED 2014

New prefabricated structure replaces two original structures from the Navy Housing community providing better facilities for CVC operations staff to maintain the campus.



BETHUNE TRANSITIONAL CENTER

ESTD. 2006

\$1.0 million construction of 3,360 SF homeless educational facility for homeless students within the Long Beach Unified School District. HUD CDBG funding through the 4th District of the County of Los Angeles, Supervisor Don Knabe.



SOLAR CARPORT FACILITY

COMPLETED 2009

Solar Carport Facility will supply Casa de Cabrillo with nearly 150,000 KiloWatt Hours per year of clean power, generating electrical savings while averting emissions from power plants. In addition, the facility will provide shaded parking for 27 resident vehicles.



VILLAGE TRANSIT CENTER

TO BE COMPLETED 2017

Improvements to River Avenue will create a future hub for transit activity on campus, improving access to vital services and job centers while creating a more pedestrian-friendly environment. Once complete, Long Beach Transit will extend bus lines onto the campus with improved layover facilities for riders and bus drivers.



SOCIAL HALL RENOVATION

TO BE COMPLETED 2016

The Social Hall modernization will upgrade the exterior building envelope, transform the main hall into a multi-functional space utilizing a moving wall and flexible lighting, and employ the latest environmentally sustainable features while retaining the building's architectural character and historic place in the community.



URBAN FOREST AND LANDSCAPE BUFFER

The Urban Forest project builds upon the previously developed Landscape Barrier and enhances the site's ability to capture harmful airborne particulate matter generated by adjacent industrial and transportation activities, and allows the sequestration of harmful greenhouse gases. An informal meandering path complete with benches and low-impact exercise stations leads visitors through the forest.

URBAN FOREST CREATED ALONGSIDE TERMINAL ISLAND FREEWAY

2014





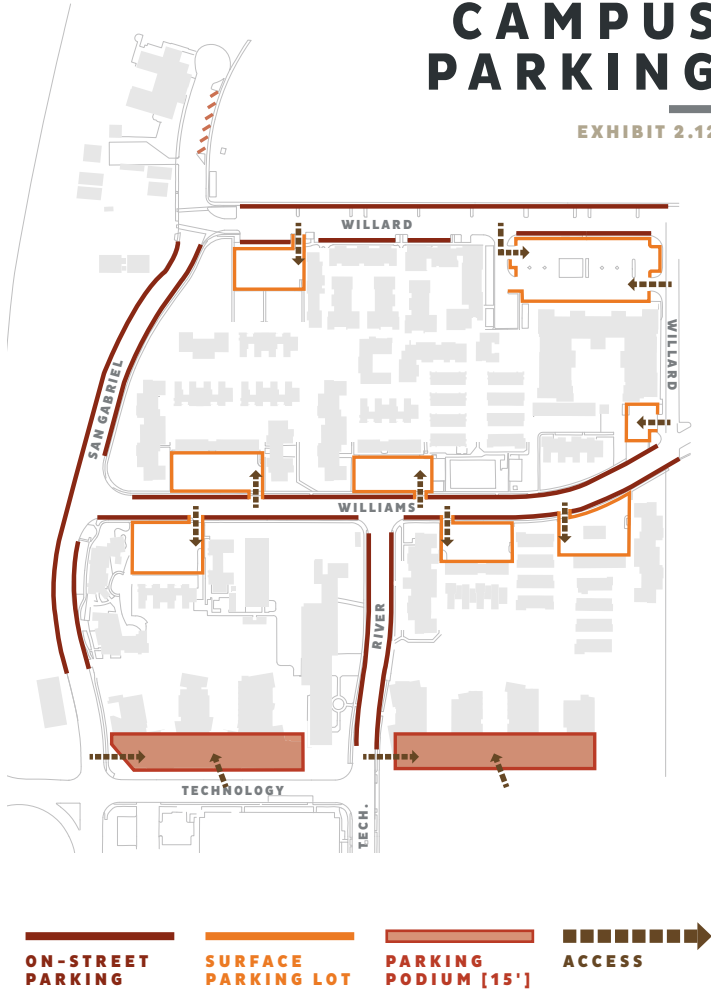
AS THE CENTURY VILLAGES AT CABRILLO IS NEARLY A CITY IN ITS OWN RIGHT, THERE ARE A DIVERSE ARRAY OF INTERESTS TO ENGAGE AND CONSIDER TO DETERMINE THE COLLECTIVE VISION FOR THE COMMUNITY'S FUTURE.

OUR PROCESS

Residents, service providers, operations staff, administration, design consultants and the CVC Board of Directors were all part of this conversation, often engaging multiple times during the planning process. Some opportunities were open conversations while others were more structured through surveys and interviews. The conversations initially focused on what stakeholders felt is the current state of the CVC while also alluding to potential opportunities and challenges in the future. As themes within the community voice began to emerge the discussion began to focus on specific needs and questions became more targeted on solutions. Ultimately in the end, stakeholders were tasked with refine the vision and prioritizing how CVC grows.

EXISTING
**CAMPUS
PARKING**

EXHIBIT 2.12



**RESIDENT
SURVEY**

As part of the consistent dialogue with the Century Villages at Cabrillo there are annual surveys to gauge resident perspective as the community evolves with new residents, amenities and service providers. Over two-hundred and fifty surveys were completed by residents in 2014 related to transportation. 64% of respondents are participating in agency-sponsored campus programs (including VIP, American Indian Changing Spirits, etc.); 36% reside in permanent housing (including Plaza, Family Commons, etc.). In 2015, over one-hundred and sixty surveys were completed by residents related to campus and community life. 83% of respondents were overall happy living at CVC.

Below are are some particular takeaways related to connectivity from the 2014 survey:

- 2014**
- 38% HAVE ACCESS TO A CAR THEY CAN DRIVE REGULARLY**
 - 64% OF RESIDENTS RIDE THE CITY BUS AT LEAST ONCE A WEEK**
 - 86% OF RESIDENTS RIDE THE CITY BUS PERIODICALLY**
 - 5 OUT OF 6 RESIDENTS HAVE SENSE OF SAFETY, SERENITY & SOCIAL LIFE**

Below are some takeaways related to campus and community life from the 2015 survey:

- 2015**
- 80% ARE SATISFIED WITH THE NUMBER OF COMMUNITY SOCIAL EVENTS**
 - 90% FEEL THEY ARE TREATED WITH RESPECT BY PROPERTY MANAGEMENT STAFF**
 - 81% OF RESIDENTS FEEL SAFE AT CVC**
 - 78% OF RESIDENTS FIND THE CVC CAMPUS QUIET AND PEACEFUL**
 - 84% OF RESIDENTS CONSIDER THE CAMPUS TO BE CLEAN**
 - 93% CONSIDER THE LANDSCAPING TO BE BEAUTIFUL**

**INITIAL
CONVERSATION**

Through a resident town hall meeting conducted on August 27, 2015 and multiple meetings with service providers, administrators and residents, a series of consistent questions were asked to guide conversations. These questions were often phrased differently based on the audience and the forum where these discussions took place but they followed a consistent framework of shelter, community and connectivity. While the essential question of who lives at the CVC had to be asked so were questions related how social connections are fostered and how do is the physical, mental and emotional health of these residents supported.



OUTREACH FEEDBACK

***Most frequent responses**

What are our future housing needs?

- Veteran family housing
- Veteran individual housing
- Family Housing
- Senior Housing
- Youth Housing

How do we balance safety and accessibility?

- Security guard/station
- More traffic calming/speed bumps
- The campus is sometimes too open
- Repair roads
- Balance security without becoming police state

What are your favorite amenities?

- Convenience Store
- Weight Room
- Faith Services
- Cafeteria
- Career Center

What kind of amenities do we need?

- Full-size Gym
- Transit center/expanded bus services
- Grocery Store
- Detoxification/wellness/healing center
- Salon/Barber Shop

What is your Big Idea?

- Theater/cultural center
- Library with literacy programs
- Swimming Pool
- Greenbelt to replace Terminal Island Freeway
- Coffee Shop



**FROM THE MORE THAN
YEAR-LONG DIALOGUE WITH
RESIDENTS, SERVICE PROVIDERS
AND CENTURY VILLAGES AT CABRILLO
STAFF AND LEADERSHIP,
A SERIES OF ESSENTIAL QUESTIONS
EMERGED TO HELP FORMULATE
THE FUTURE VISION OF THE CVC.**

OUR APPROACH

The questions were developed to provide a framework for what is to be included in the Community Plan. They were asked internally of the design team CVC leadership to develop design strategies that shape the future vision of the CVC.



ESSENTIAL QUESTIONS

From the over year-long dialogue with residents, service providers and Century Villages at Cabrillo staff and leadership, a series of essential questions emerged to help formulate the future vision of CVC. The questions were developed to provide a framework for what is to be included in the Community Plan. They were asked internally of the design team CVC leadership to develop design strategies that shape the future vision of the CVC.

How do we improve connectivity within and to the Villages?

CVC has limited access to safe, convenient active transportation options

Public transit is currently disconnected from CVC

CVC is located behind a light industrial park, adjacent to a freeway off-ramp

Portions of CVC are difficult to navigate for visitors & new residents

How do we maintain and enhance our sense of community?

Growth has affected a closely-knit exclusively veteran community

There is a growing senior population

There is a generational gap between veterans of the Vietnam & Gulf Wars

How do we sustain growth & change in a built-out neighborhood?

There is no longer vacant land to build upon

Inefficient land-uses remain as residual open space and parking lots

How do we develop a balanced, harmonious, healthy neighborhood?

Uses with sensitive populations are closest to polluting sources to the west of CVC

Residents have limited access to essential commercial amenities

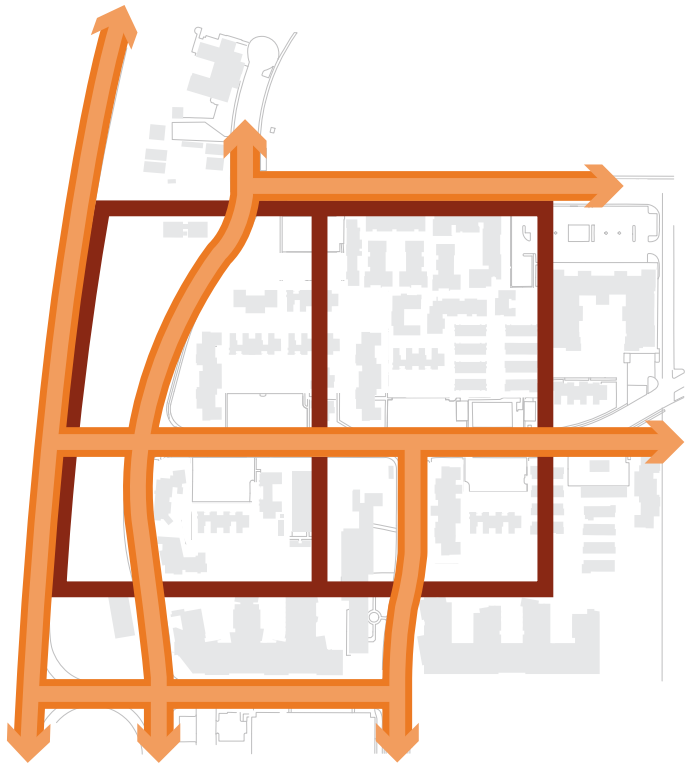
Older outdoor spaces are not as clearly defined as those on the south of CVC



URBAN DESIGN STRATEGIES

A series of four urban design strategies were developed in response to these essential questions. These strategies are broad stroke approaches to these questions that form the basis of housing development scenarios, infrastructure investments and creating amenities. They also serve as physical manifestations of the guiding principles that were presented in





STRENGTHEN LINKAGES

STRATEGY 1

How do we improve connectivity to and within the Villages?

Standardize streets and sidewalks along San Gabriel, Williams and River

Extend activity promenades [fire lanes] north of William

Connect street, bicycle and walkway network to adjacent infrastructure

Extend transit onto CVC with a new transit center as the anchor

EXPAND HIERARCHY

STRATEGY 2

How do we maintain and enhance our sense of community?

Strengthen CVC's orientation by realigning the main axis

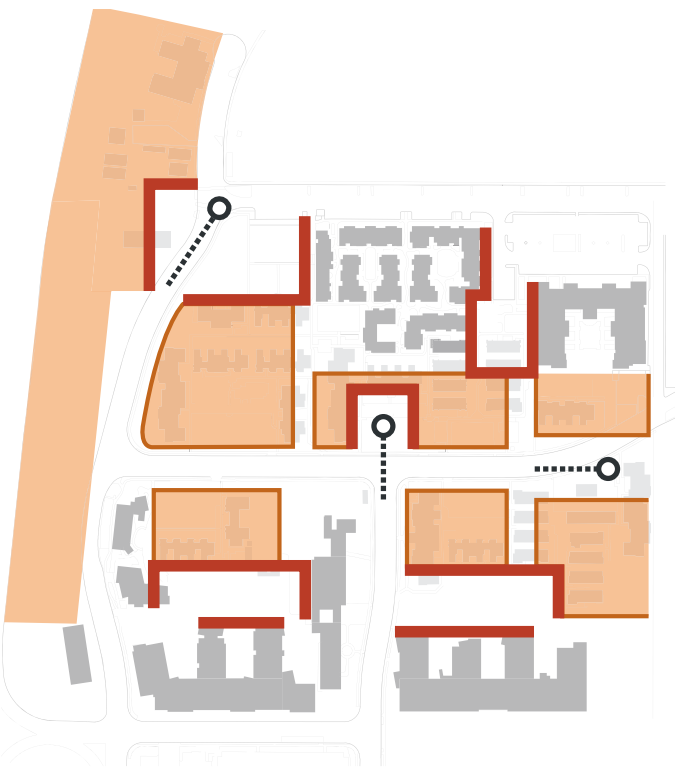
Develop hierarchy of public, semi-public and private open spaces

Reinforce building frontages on streets, promenades and open spaces

Organize monuments, open spaces and civic uses for strong visual relationships

 built form

 edge defining open space



IMPROVE EFFICIENCIES

STRATEGY 3

How do we sustain growth and change in a built-out neighborhood?


Consolidate parking into efficient parking structures

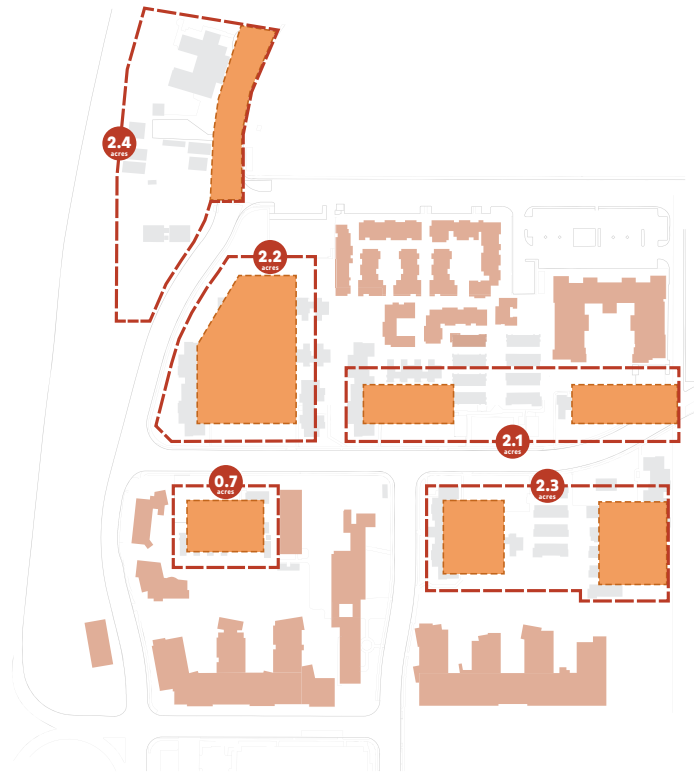
Establish block structure with developable footprints

Develop buildings and landscape with multiple functions and programming

Increase building heights and massing where they can form positive spaces

 block size

 parking



PRODUCTIVE LANDSCAPE

STRATEGY 4

How do we develop a harmonious, healthy mixed use neighborhood?

Re-locate sensitive uses for the greatest benefit to user health and wellness

Locate amenities and open spaces responsive to local populations and uses

Expand spiritually and emotionally regenerative landscapes and gardens

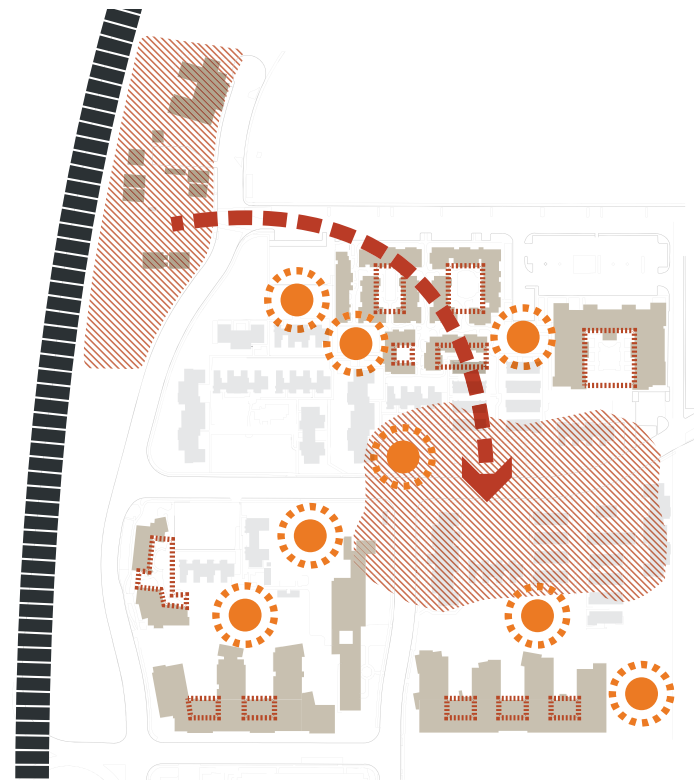
Develop infrastructure for sustainable water management and energy conservation/production

 barrier

 enclosure

 node

 relocated space



CASE STUDIES



While Century Villages at Cabrillo is an exceptional community with its own history, unique challenges and opportunities a number of case study developments were studied to identify best practices for establishing successful communities for at-risk residents. Precedents were collected and analyzed based on how they respond to their surrounding context, their response to sustainability, creation of positive physical and emotional connections, and typology of housing and amenities.

Grow Community BAINBRIDGE ISLAND, WA

Grow Community is a new, 8-acre net-zero housing development located 30 minutes from Seattle by ferry boat. Three homes have been built in the still under-construction project, with plans for 50 single-family homes and 81 multi-family units organized into micro-neighborhoods grouped around shared green space and gardens. Residents will have access to car and bike share programs along with edible gardens.



Paisano Green EL PASO, TX

Paisano Green is a 73 unit, net-zero senior housing development located on the United States & Mexico Border in El Paso, Texas. The design focuses on sustainability & quality of life for senior residents that delivers a highly livable garden centered community in a challenging urban/industrial environment.

THE PROJECT IS THE FIRST NET-ZERO ENERGY SENIOR PUBLIC HOUSING PROJECT IN THE USA POWERED SOLELY BY THE SUN AND WIND.





Villa Verde BRONX, NY

The collection of low, mid and rise buildings consist of 222 residential units including 71 for sale units for middle-income households and a balance of low- and moderate-income rentals. The buildings enclose a series of community open spaces while stepping down the building height to a public park to minimize shade on the space while maximizing views to greenery. The dwelling units include rowhouses, duplexes and simple apartment flats which provide a variety of living accommodations based on the interest of residents.



THE PROJECT IS THE FIRST NET-ZERO ENERGY SENIOR PUBLIC HOUSING PROJECT IN THE USA POWERED SOLELY BY THE SUN.

Tassafaronga OAKLAND, CA

Tassafaronga Village is an affordable housing infill development consisting of 80 apartments and 99 townhouses housed in varying building types and clusters on 7.5 acres of former brownfield in Oakland. The project transformed deteriorating public housing originally developed in the 1940s for war workers and an abandoned Pasta Factory into a pedestrian-friendly environment that is three times the density of the surrounding area. The landscaped paths and traffic-calmed roadways have softened the industrial border and created safe linkages to neighborhood amenities such as a nearby isolated library, local public school, city park, and community center.



THERE IS A WIDE VARIETY OF OPEN SPACES AND AMENITIES INCLUDING SPORTS FIELDS, COMMUNITY GARDENS, AMPHITHEATER AS WELL AS PRIVATE BALCONIES AND PATIOS.



THE VILLAGES TOMORROW



SECTION THREE

Proposal

3.1	Our Vision	65
3.2	Connecting Community	93



**OVER THE NEXT TWO DECADES
THE VILLAGES AT CABRILLO WILL
CONTINUE TO EVOLVE AS NEW
DEVELOPMENT EXPANDS THE STOCK
OF RESIDENTIAL UNITS, COMMUNITY
AMENITIES AND FACILITIES FOR
SERVICE PROVIDERS.**

MASTER PLAN

The proposed project is the master plan of a residential community that includes emergency, bridge/transitional and permanent housing with supportive services. The project involves the demolition of 250 dwelling units, 20,000 square feet of administrative and supportive services, and 10,000 square feet of amenities. It will develop 670 dwelling units, 75,000 square feet of administrative and supportive services, 77,000 square feet of amenities and educational uses, and 17,000 square feet of commercial/retail uses. When including existing development to remain, the master plan community will include 1,235 dwelling units, 79,700 square feet of administrative and supportive services, 79,350 square feet of amenities and educational uses, and 22,800 square feet of commercial/retail uses. The project also involves the demolition of 185 parking stalls and the development of new stalls, which when included with existing parking stalls to remain, will result in 925 parking stalls. The existing and proposed buildings range in height between 15' and 55' and will be arranged around a series of outdoor spaces and community amenities. The master plan includes a central transit center, as well as dedicated bicycle and pedestrian facilities.



PROPOSED

VISION OVERVIEW

EXHIBIT 3.1

THE TOWN SQUARE

One of the most active spaces within the community due to its central location and programming, a public and commercial node. The Town Hall replaces Savannah housing.



TERMINAL ISLAND FREEWAY

WILLIAMS STREET EXPANSION

SAN GABRIEL

WILLIAMS

RIVER

TECHNOLOGY

20TH

WELLNESS TRAIL



THE ZOCALO

Home to outdoor civic functions like election activities, farmers markets, job fairs & other programming.



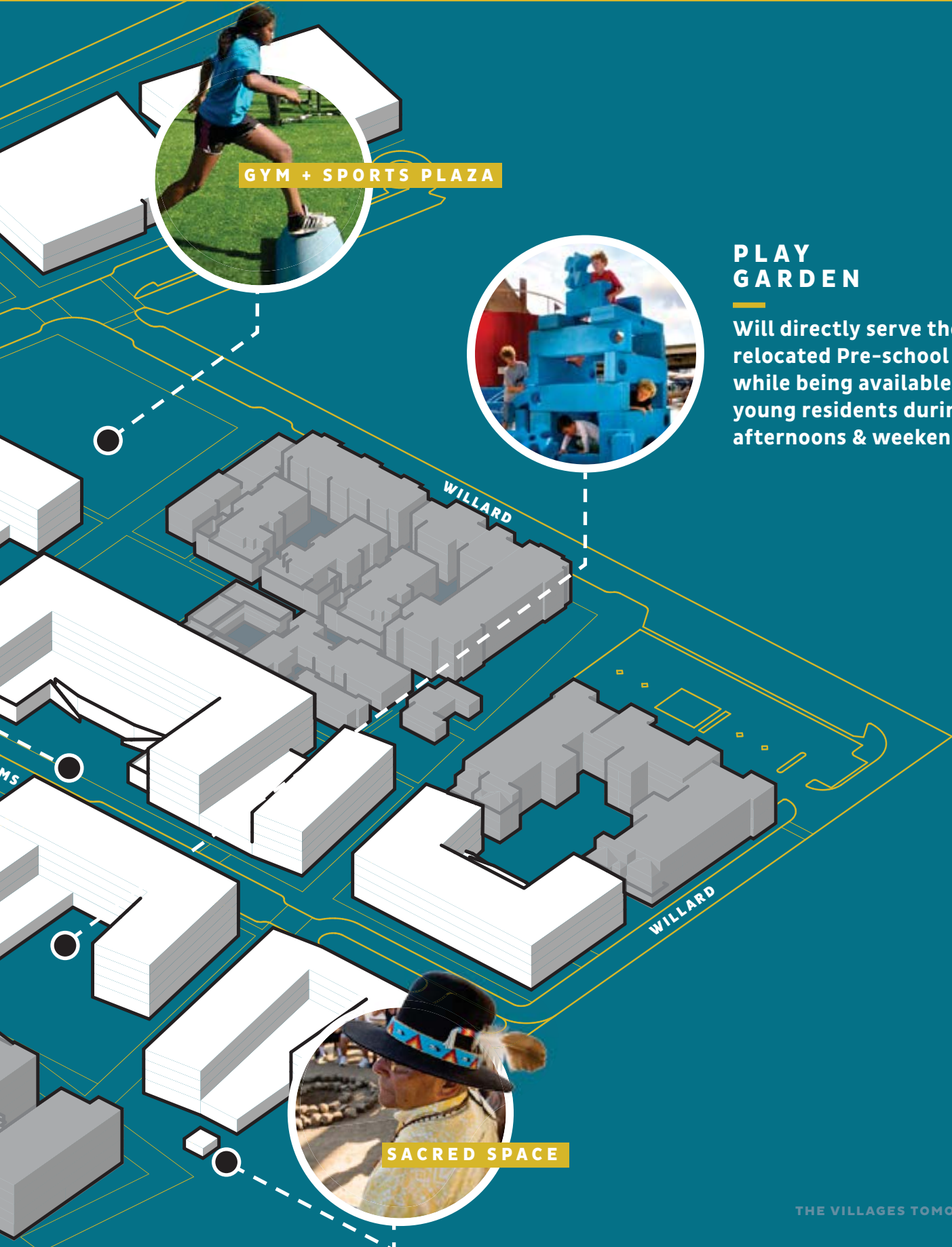


GYM + SPORTS PLAZA



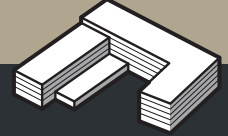
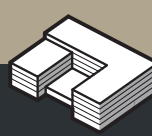
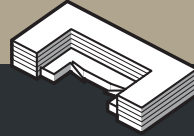
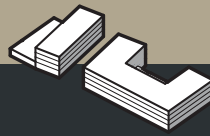
PLAY GARDEN

Will directly serve the relocated Pre-school while being available for young residents during the afternoons & weekends.



SACRED SPACE

PROPOSED DEVELOPMENT MATRIX



DEVELOPMENT NAME

NORTH WILLIAMS BUILDING

NORTH WILLIAMS BUILDING

SOUTH SAN GABRIEL

SOUTH WILLIAMS BUILDING

SOUTH WILLIAMS BUILDING

PHASE

6A

6B

7

8A

8B

SITE AREA

1.89 acres

1.54 acres

0.96 acres

1.52 acres

1.57 acres

UNITS

+/-120

+/-120

+/-110

+/-80

+/-100

SITE IMPROVEMENTS

The Williams Roundabout will create a visual terminus for Williams Street, improved traffic circulation & sustainable stormwater management infrastructure. The Veterans Garden would be created to the northwest around the Oasis Center which could eventually transition into a Senior Activity Center.

The Town Square will provide a visual terminus for River Avenue and a central node to organize commercial activity. Much of the plaza shall be open and flexible, with moveable furniture and shade devices. The Town square will be one of the most active spaces due to its central location and surrounding programming.

The Knabe Exchange will expand to be a small market providing fresh produce and healthy food options. The market will provide daily essentials and healthy eating education programming while being a hub of activity like the traditional Main Street grocer.

The Sacred Space will be refurbished and expanded to serve the growing needs for contemplative space for residents. An accompanying structure terminating the East-West Wellness Trail vista will provide space for related programming.

The Play Garden will directly serve the relocated Preschool while being available for young residents during the afternoons and weekends. The preschool courtyard will be designed to be secured with fences and gates that physically & visually insulate from the public portions of the Play Garden.

BUILDING ARTICULATION



STRUCTURE

3 TYPE V / 1 TYPE I

4 TYPE V / 1 TYPE I

4 TYPE V / 1 TYPE I

3 TYPE V / 1 TYPE I

4 TYPE V / 1 TYPE I

USES

RESIDENTIAL & COMMUNITY SERVICES

RESIDENTIAL, RETAIL & COMMUNITY SERVICES

RESIDENTIAL & COMMUNITY SERVICES

RESIDENTIAL & COMMUNITY SERVICES

RESIDENTIAL & COMMUNITY SERVICES

AMENITIES

4,000 SF

4,000 SF

4,000 SF

3,000 SF

3,000 SF

EDUCATION

-

-

-

6,000 SF

11,000 SF

COMMERCIAL/ RETAIL

-

9,000 SF

-

-

-

ADMIN/ SERVICES

9,000 SF

5,000 SF

4,000 SF

-

4,000 SF

GARAGE

18,000 SF / 70 SPOTS

18,000 SF / 70 SPOTS

15,000 SF / 55 SPOTS

18,000 SF / 70 SPOTS

11,000 SF / 40 SPOTS

STREET PARKING

+/-11 SPOTS

+/-13 SPOTS

+/-25 SPOTS

+/-7 SPOTS

+/-28 SPOTS

SITE IMPROVEMENTS

Reinforce the street edges along Williams Street and the wellness trail.

Reinforce the street edges along Williams Street and the wellness trail.

Reinforce the street edges along Williams Street.

Reinforce the street edges along Williams Street and the wellness trail.

Reinforce the street edges along Williams St, River Ave and the wellness trail.

Expand the courtyard of Casa De Cabrillo to the north.

Terminate River Ave. in the Town Square.

The courtyard should orient to the south, opening to the Grand Lawn.

The courtyard should orient to the southeast, to relate to the Sacred Space.

The courtyard and building mass shall orient to the Play Garden, providing optimum solar access at the ground level.

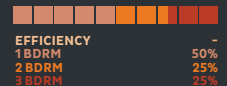
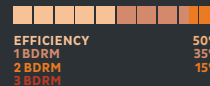
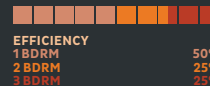
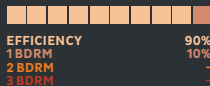
The building height shall step down at the north end to provide solar access to the courtyard.

The building height shall step down at the north end to relate to Family Commons & provide solar access to the outdoor spaces to the north.

Massing shall step down towards the west, adjacent to short buildings.

Should provide optimum solar access at the ground level.

RESIDENTIAL UNIT MIX



POPULATIONS SERVED

NON-VET VETERAN SRO SENIOR LARGE FAMILY SPL NEEDS COMMUNITY ADMIN

NON-VET VETERAN SRO SENIOR LARGE FAMILY SPL NEEDS COMMUNITY ADMIN

NON-VET VETERAN SRO SENIOR LARGE FAMILY SPL NEEDS COMMUNITY ADMIN

NON-VET VETERAN SRO SENIOR LARGE FAMILY SPL NEEDS COMMUNITY ADMIN

NON-VET VETERAN SRO SENIOR LARGE FAMILY SPL NEEDS COMMUNITY ADMIN



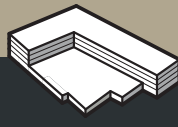


NORTH SAN GABRIEL

9A

1.64 acres
+/-80

The Play Plaza will replace the current playground adjacent to the Terminal Island Freeway, nestled among family-oriented housing. The adjacent Family Commons Community Room will anchor the Play Plaza providing spaces for family to gather inside and out.

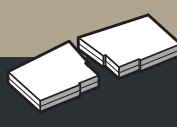


NORTH SAN GABRIEL

9B

2.17 acres
+/-60

The Sports Plaza will consolidate the existing outdoor basketball court and beach volleyball court while potentially adding a tennis court that diversifies recreational opportunities. The Gymnasium across San Gabriel Avenue will anchor the sports activities of the Sports Plaza.

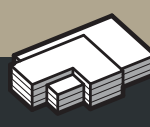


THE WILLARD BUILDING

10A

2.39 acres
-

An internal courtyard or elevated terrace will provide outdoor space for workers within the new office space, offering a communal space for rest and reflection. The space will be designed with fixed seating and tables that can be used as outdoor office spaces, a growing trend for workplaces.

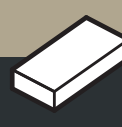


WILLARD RECREATION CENTER

10B

0.97 acres
-

Expansion of the Urban Forest and trail along with the adjacent Wellness Trail that walkers or joggers can use for exercise. An area of the expanded Urban Forest shall be enclosed on a temporary basis for a mini-dog park until such a space can be developed as part of the future TI Freeway replacement greenbelt.



VILLAGES ADMIN BUILDING

A

0.35 acres
-

The Zocalo will be home to the outdoor civic functions including election activities, farmers markets, job fairs and other programming. The Zocalo's edges will be defined by the new Transit Center, expanded Administrative Building, Knabe Exchange and Commissary, and a newly designed flag monument.

STREET IMPROVEMENT PROJECTS

WILLIAMS STREET SITE

Extension of Williams Street West

PHASE B
SITE AREA 0.24 acres
STREET 10,450SF



WILLARD STREET SITE

Conversion of Willard Street

PHASE C
SITE AREA 0.88 acres
STREET 38,300 SF



4 TYPE V / 1 TYPE I

RESIDENTIAL, COMMUNITY & ADMINISTRATIVE SERVICES

4,000 SF

-

8,000 SF

-

22,000 SF / 80 SPOTS

+/-13 SPOTS

Reinforce the street edges along Williams St, San Gabriel Ave and the wellness trail.

The courtyard shall relate to Building B courtyard while providing a view platform for the community.



3 TYPE V / 1 TYPE I

RESIDENTIAL & COMMUNITY SERVICES

3,000 SF

-

-

7,000 SF

14,000 SF / 45 SPOTS

-

Reinforce the street edges along San Gabriel Ave. and the wellness trail.

Step down toward the Sports Plaza to the north.

The courtyard shall relate to Building A courtyard while opening to the Play Plaza to the east, providing optimum solar access to the Play Plaza and Sports Plaza.



2 TYPE V

COMMUNITY OFFICES

-

-

40,000 SF

-

+/-50 SPOTS

Reinforce the street edges along Willard St, future Terminal Island replacement road and the wellness trail.

Provide a visual terminus for San Gabriel Avenue.



2 TYPE V

GYMNASIUM

35,000 SF

-

-

-

+/-35 SPOTS

Reinforce the street edges along San Gabriel Ave, future Terminal Island replacement road and the wellness trail.

The building form shall create a visual relationship to the Sports Plaza to the east.



2 TYPE V

ADMINISTRATIVE SERVICES

-

-

-

6,000 SF

-

Reinforce the street edges along the wellness trail while reinforcing the Zocalo.

The building form shall create a visual hierarchy of prominence for the plaza and campus.

EFFICIENCY	-
1 BDRM	85%
2 BDRM	15%
3 BDRM	-

EFFICIENCY	-
1 BDRM	50%
2 BDRM	25%
3 BDRM	25%

EFFICIENCY	-
1 BDRM	-
2 BDRM	-
3 BDRM	-

EFFICIENCY	-
1 BDRM	-
2 BDRM	-
3 BDRM	-

EFFICIENCY	-
1 BDRM	-
2 BDRM	-
3 BDRM	-

NON-VET VETERAN SRO SENIOR LARGE FAMILY SPL NEEDS COMMUNITY ADMIN

NON-VET VETERAN SRO SENIOR LARGE FAMILY SPL NEEDS COMMUNITY ADMIN

NON-VET VETERAN SRO SENIOR LARGE FAMILY SPL NEEDS COMMUNITY ADMIN

NON-VET VETERAN SRO SENIOR LARGE FAMILY SPL NEEDS COMMUNITY ADMIN

NON-VET VETERAN SRO SENIOR LARGE FAMILY SPL NEEDS COMMUNITY ADMIN

DEVELOPMENT MATRIX LEGEND



EFFICIENCY
1 BDRM
2 BDRM
3 BDRM
UNIT MIX

PROPOSED
COMPARITIVE
PROGRAM

COMMUNITY ELEMENT	EXISTING PROGRAM	EXISTING TO REMAIN	PROPOSED PROGRAM	TOTAL BUILD-OUT
DWELLING UNITS	815	565	670	1,235
ADMINISTRATION/SERVICES	24,500 SF	17,050 SF	75,000 SF	79,680 SF
AMENITIES	12,380 SF	2,350 SF	77,000 SF	79,350 SF
COMMERCIAL/RETAIL	5,830 SF	5,850 SF	17,000 SF	22,830 SF
PARKING STALLS	500	315	610	925

OUR VISION

When completed the community will be largely self-sufficient yet better integrated with the surrounding neighborhoods and schools. Most residents' essential needs can then be met within the Villages or with relative ease in Long Beach. New mixed-use development will be built as existing single-use structures reach the end of their respective lifespan. As the property is already completely built the primary opportunities for new development will take place where the converted navy housing stock is located. It will be important that the design and construction process responds to the needs of the current residents, avoiding unnecessary impacts and nuisances.

Each new development will have residential units on the upper levels and ground floors occupied by consolidated bike and automobile parking, along with flexible spaces that can host service providers, administrative functions and community amenities. The new residential development will replace aging dwelling units while expanding affordable housing options for veterans, non-veterans, families and individuals. The emerging need for dedicated senior housing for existing residents to age in place is to also be addressed as part of future development.

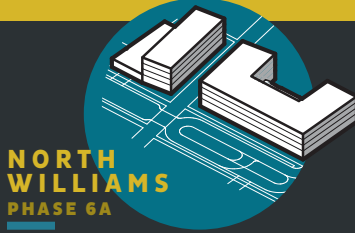
Along with the new housing stock there will be improved circulation, community amenities and facilities for service providers. The combination of the existing street grid, active transportation network and open spaces will create a block structure efficient development parcels. Building heights and forms along with programming create positive edges while maximizing solar access for the pedestrian realm and open spaces.

The existing network of outdoor spaces and community amenities will be reoriented and expanded to better serve residents. Facilities and spaces serving sensitive populations will be shifted to the east while new social spaces will be expanded and better activated. The transition between public spaces and private spaces will be deliberate through design, programming and access.

Residents will become better connected to each other and the larger community as transit options are improved and an active mobility network is established. The Villages at Cabrillo transportation network will improve automobile access while creating a better balance with biking and walking. Shared mobility infrastructure will be explored as technology and culture fits with the residents.

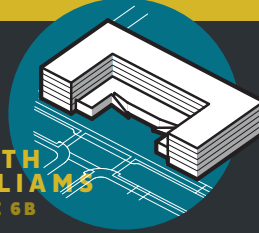


DEVELOPMENT PLAN



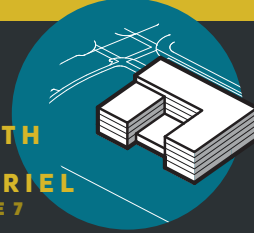
NORTH WILLIAMS
PHASE 6A

UNITS +/- 120
SERVICES 9,000 SF
AMENITIES 4,000 SF
GARAGE +/- 70 SPACES 18,000 SF
ST. PARKING +/- 11 SPACES



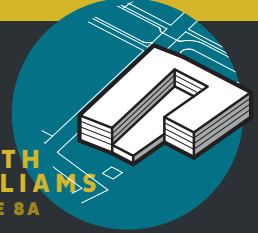
NORTH WILLIAMS
PHASE 6B

UNITS +/- 120
RETAIL 9,000 SF
SERVICES 5,000 SF
AMENITIES 4,000 SF
GARAGE +/- 70 SPACES 18,000 SF
ST. PARKING +/- 13 SPACES



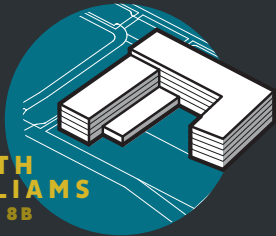
SOUTH SAN GABRIEL
PHASE 7

UNITS +/- 110
SERVICES 4,000 SF
AMENITIES 4,000 SF
GARAGE +/- 55 SPACES 15,000 SF
ST. PARKING +/- 25 SPACES



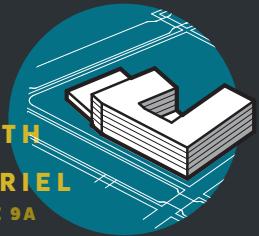
SOUTH WILLIAMS
PHASE 8A

UNITS +/- 80
EDUCATION 6,000 SF
AMENITIES 3,000 SF
GARAGE +/- 70 SPACES 18,000 SF
ST. PARKING +/- 7 SPACES



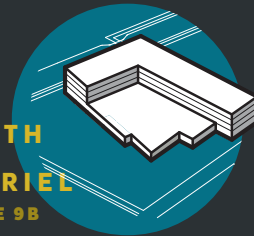
SOUTH WILLIAMS
PHASE 8B

UNITS +/- 100
EDUCATION 11,000 SF
SERVICES 4,000 SF
AMENITIES 3,000 SF
GARAGE +/- 40 SPACES [11,000 SF]
ST. PARKING +/- 28 SPACES



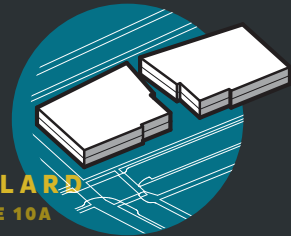
NORTH SAN GABRIEL
PHASE 9A

UNITS +/- 80
OFFICE 8,000 SF
AMENITIES 4,000 SF
GARAGE +/- 80 SPACES [22,000 SF]
ST. PARKING +/- 13 SPACES



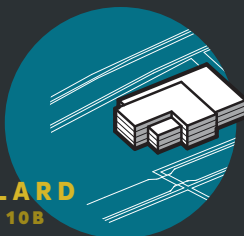
NORTH SAN GABRIEL
PHASE 9B

UNITS +/- 60
SERVICES 7,000 SF
AMENITIES 3,000 SF
GARAGE +/- 45 SPACES [14,000 SF]



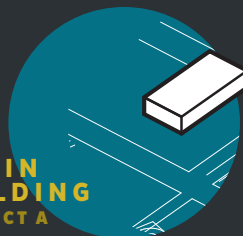
WILLARD
PHASE 10A

COMMERCIAL 40,000 SF
ST. PARKING +/- 50 SPACES



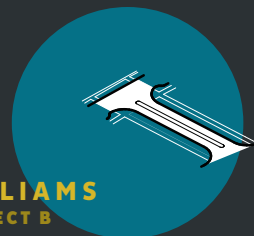
WILLARD
PHASE 10B

GYM 20,000 SF
COMMUNITY 15,000 SF
ST. PARKING +/- 35 SPACES



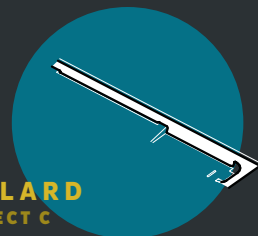
ADMIN BUILDING
PROJECT A

ADMIN 6,000 SF



WILLIAMS
PROJECT B

STREET 10,450 SF



WILLARD
PROJECT C

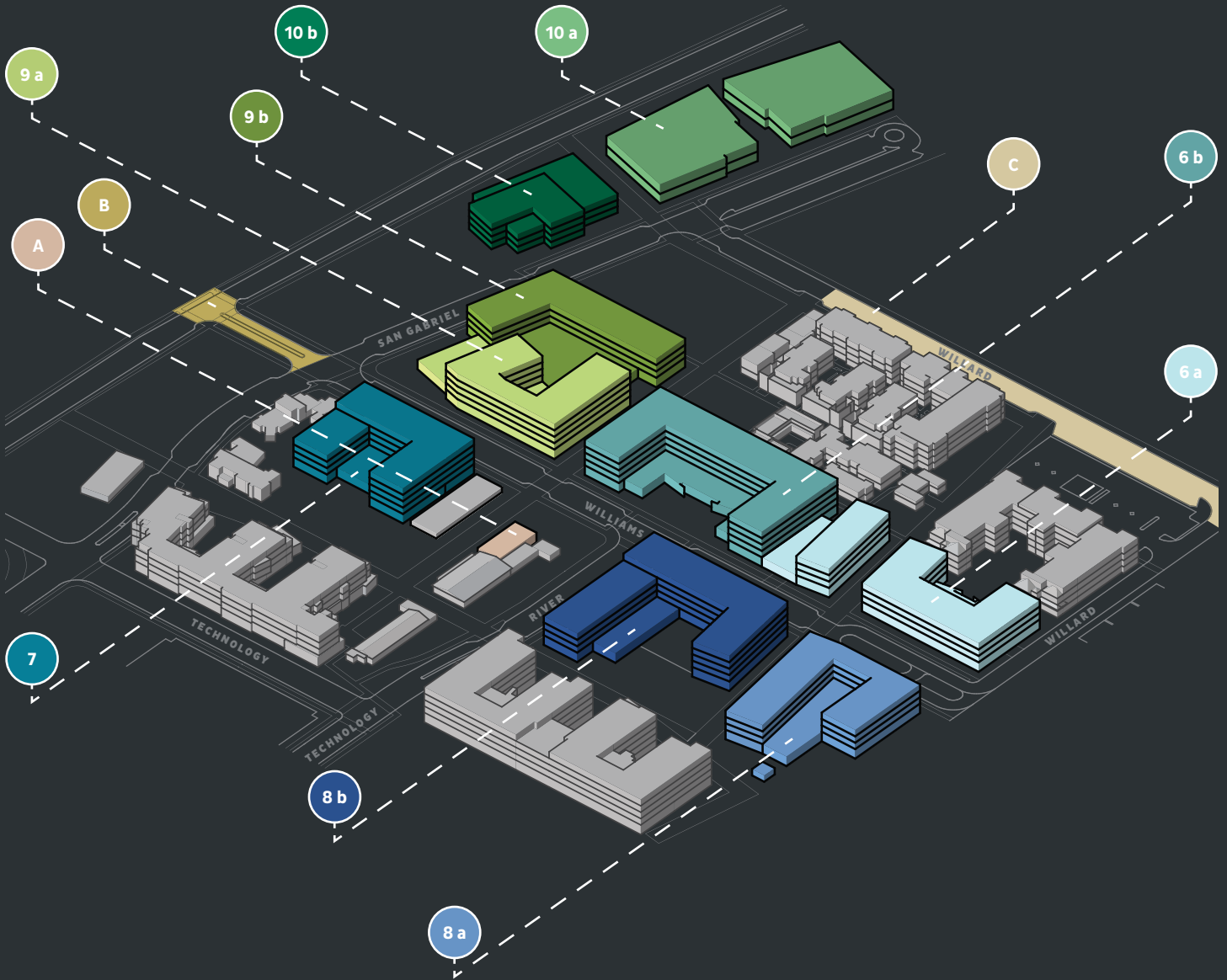
STREET 38,300 SF



PROPOSED

BUILDING PHASING

EXHIBIT 3.2



PHASE 6a

PHASE 8b

PHASE 10b

PHASE 6b

PHASE 9a

PROJECT A

PHASE 7

PHASE 9b

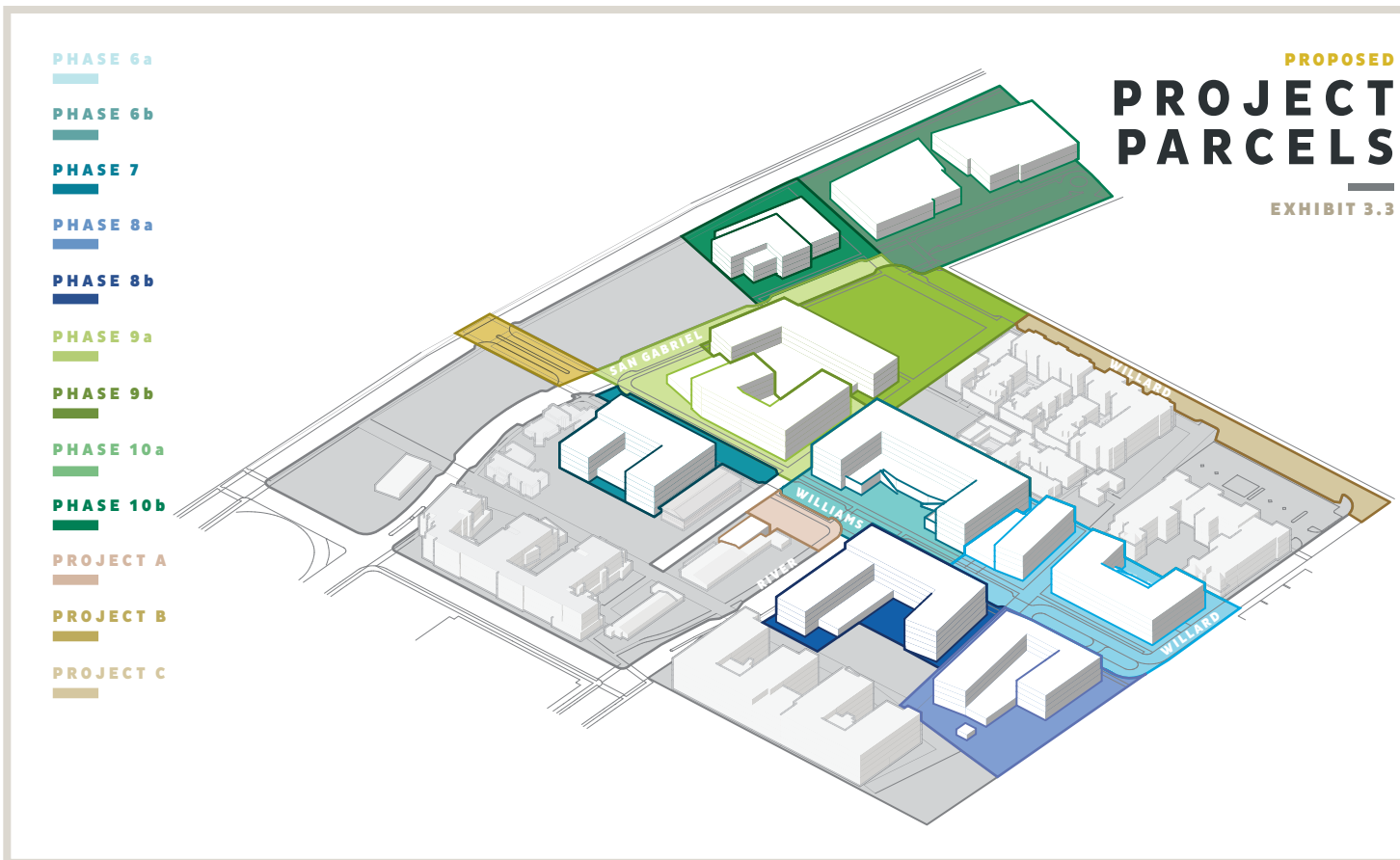
PROJECT B

PHASE 8a

PHASE 10a

PROJECT C





BUILDING PHASING

Development of the Community Plan will take place over five phases, with the potential for split phases depending on funding and logistic constraints. Most of the new development will take place along Williams Street with later phases at the north end of San Gabriel Avenue. Initial phases will focus on replacing aging housing stock of Savannah with the remaining expanding dwelling units, community amenities and services.

As a built out community, upgrading housing and amenities require removing existing structures and relocating residents, services and amenities. The phasing of future development is planned to limit the impacts and amount of relocating of residents and service providers. Phase 6A will be preceded by the gradual vacation of the eastern most cluster of the Savannah Housing either as residents move on or through relocation to other parts of the Villages at

Cabrillo. Residents from the remaining Savannah can move into the new North Williams Building A, Savannah Replacement development which frees up much of the remaining former Navy structures for redevelopment.

Future leases of the remaining Navy reuse buildings shall be planned so that their respective expirations coincide with the corresponding future development phase. Ground floor spaces of the new developments will also need to be planned to host existing service providers to limit relocations and impacts. The phasing strategy for improvements to community amenities shall also be planned to maintain while expanding upon the current offerings to residents.

Each new residential development will be accompanied by associated site and off-site improvements. Upgrading the roadways, stormwater infrastructure, outdoor spaces and pedestrian access. When completed the Community Plan will upgrade all roadways and sidewalks to current standards set by the City of Long Beach. A system of sustainable stormwater management infrastructure including catch basins, bioswales and retention/detention facilities will be



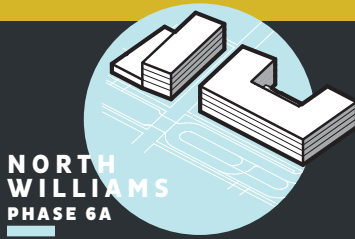
BUILDING PHASING CONTINUED

developed to address the Villages at Cabrillo's unique drainage conditions.

Additional phases related to infrastructure improvements and new community amenities will be implemented as funding and opportunities are available. Expansion of the Administration Building will be an eventual necessity as the volume of work increases with residents and services. The conversion of Willard Street from a parking lane will further standardize the Villages at Cabrillo remaining roadway while providing space for completion of the Wellness Trail networks

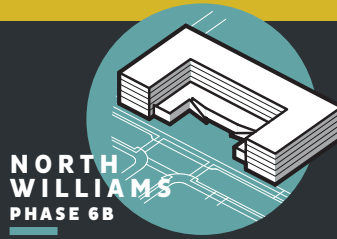
The western extension of Williams Street which will include the reorientation of the entire community would take place as part of the future city-led Terminal Island Freeway replacement project. Doing so will present the Urban Forest as the front yard of the Villages at Cabrillo, integrating into the future mile-long public greenbelt that replaces the then former freeway.

PROPOSED
PHASES



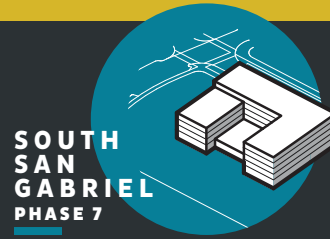
**NORTH WILLIAMS
PHASE 6A**

SITE AREA 1.89 acres
IMPROVEMENTS Williams Street roundabout, Veterans Garden, Wellness Trail, sidewalks
CURRENT SITE Buildings 9, 11, 12, 25 [57 units Savannah] and 10 [Project Return]



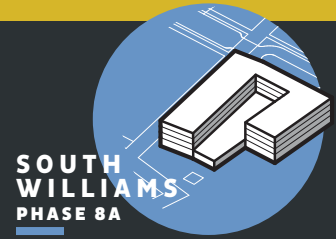
**NORTH WILLIAMS
PHASE 6B**

SITE AREA 1.54 acres
IMPROVEMENTS Town Square, Wellness Trail, sidewalks
CURRENT SITE Buildings 13, 14 and 15 [100 units Savannah]



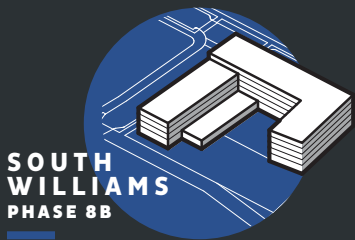
**SOUTH SAN GABRIEL
PHASE 7**

SITE AREA 0.96 acres
IMPROVEMENTS Commissary Expansion, Williams Street, Wellness Trail, sidewalks
CURRENT SITE Buildings 5 [Harbor Interfaith] and 6 [PATH Ventures]



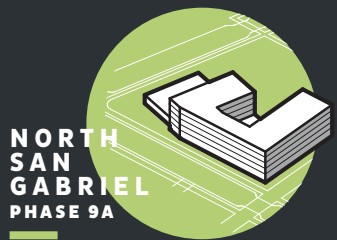
**SOUTH WILLIAMS
PHASE 8A**

SITE AREA 1.52 acres
IMPROVEMENTS Sacred Ground, Wellness Trail, sidewalks
CURRENT SITE Buildings 30, 31 and 32 [various]



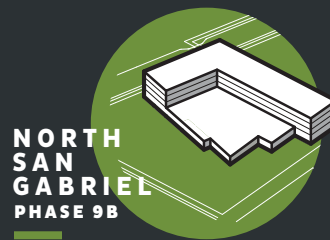
**SOUTH WILLIAMS
PHASE 8B**

SITE AREA 1.57 acres
IMPROVEMENTS Play Garden, sidewalks
CURRENT SITE Buildings 28 [Veterans Affairs] and 29



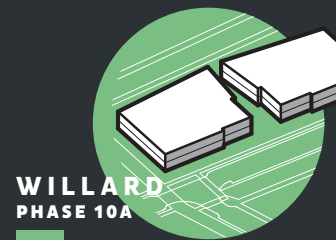
**NORTH SAN GABRIEL
PHASE 9A**

SITE AREA 1.64 acres
IMPROVEMENTS Play Plaza, San Gabriel Avenue, Wellness Trail, sidewalks
CURRENT SITE Buildings 7 [vacant] and 8



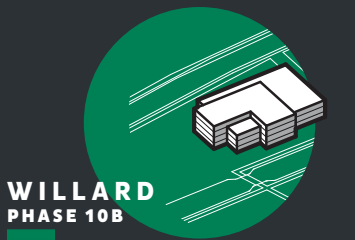
**NORTH SAN GABRIEL
PHASE 9B**

SITE AREA 2.17 acres
IMPROVEMENTS Sports Plaza, Willard Street, sidewalks
CURRENT SITE Building 27 [FCCI]



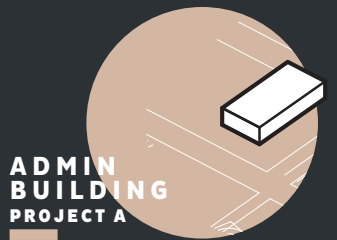
**WILLARD
PHASE 10A**

SITE AREA 2.39 acres
IMPROVEMENTS San Gabriel Avenue, Wellness Trail, sidewalks
CURRENT SITE Buildings 39, 42 [CCD], 40 [LBUSD], and 43 [LAHH]



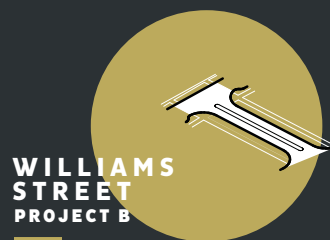
**WILLARD
PHASE 10B**

SITE AREA 0.97 acres
IMPROVEMENTS Urban Forest expansion, sidewalks
CURRENT SITE Buildings 42 and 32



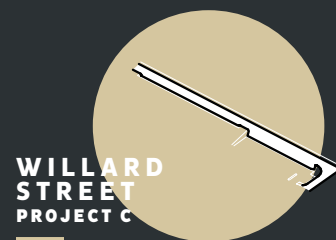
**ADMIN BUILDING
PROJECT A**

SITE AREA 0.35 acres
IMPROVEMENTS Zocalo
CURRENT SITE N/A



**WILLIAMS STREET
PROJECT B**

SITE AREA 0.24 acres
IMPROVEMENTS Williams Street West Extension
CURRENT SITE N/A



**WILLARD STREET
PROJECT C**

SITE AREA 0.88 acres
IMPROVEMENTS Willard Street Conversion
CURRENT SITE N/A

**SECTION AT THE TOWN SQUARE
ON WILLIAMS ST. & RIVER AVENUE,
LOOKING EAST. OUTDOOR PUBLIC AND
SEMI-PUBLIC SPACES ARE PROPOSED
AT THE CAMPUS AND RESIDENTIAL SCALE,
AT VARYING LEVELS ABOVE AND ON GROUND.**

TERRACE OVER
PARKING



FOOD SERVICES



FLEXIBLE
SEATING



The Town Square will provide a visual terminus for River Avenue and a central node to organize the neighborhood's commercial activity. Much of the plaza shall be open and flexible, with moveable furniture and shade devices. The Town square will be one of the most active spaces within the community due to its central location and surrounding programming.

PUBLIC SEATING

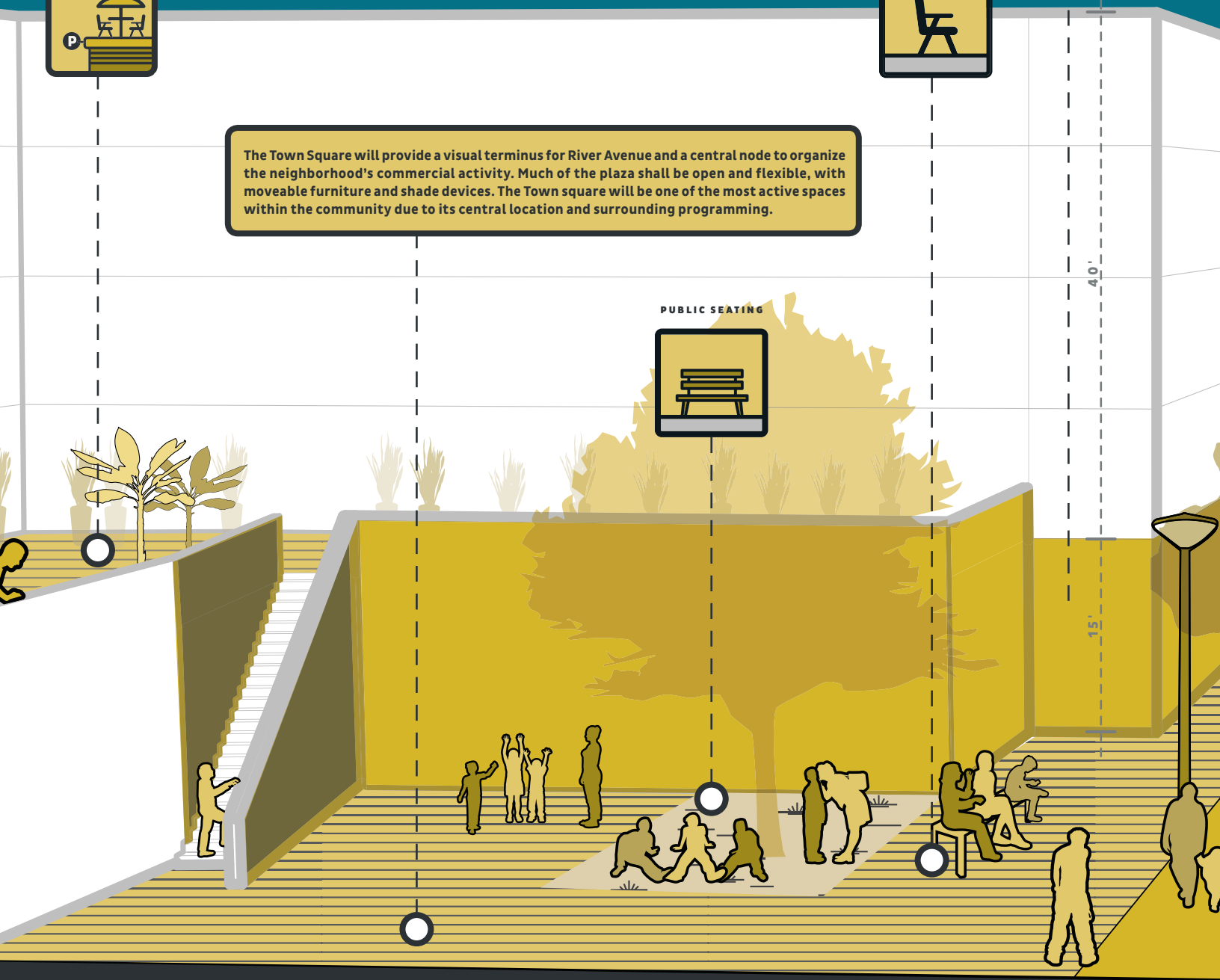


4.0'

15'

60'

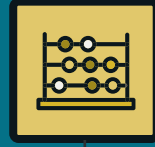
10'



BIKE PARKING



CHILD CARE & EDUCATION



ADMINISTRATIVE



CURB EXTENSION



COMMUNITY FUNCTION



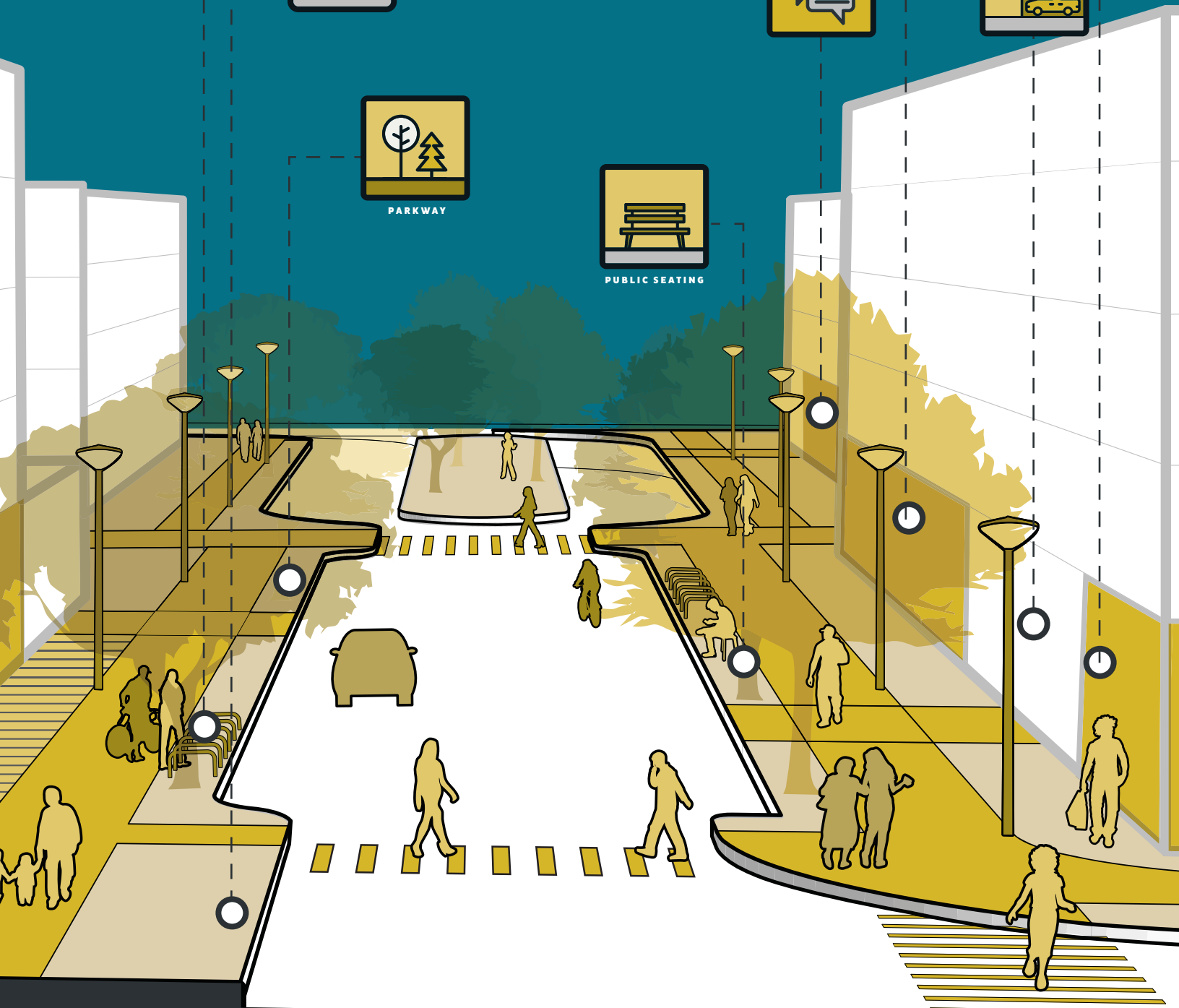
GROUND FLOOR PARKING



PARKWAY



PUBLIC SEATING



11'

28'

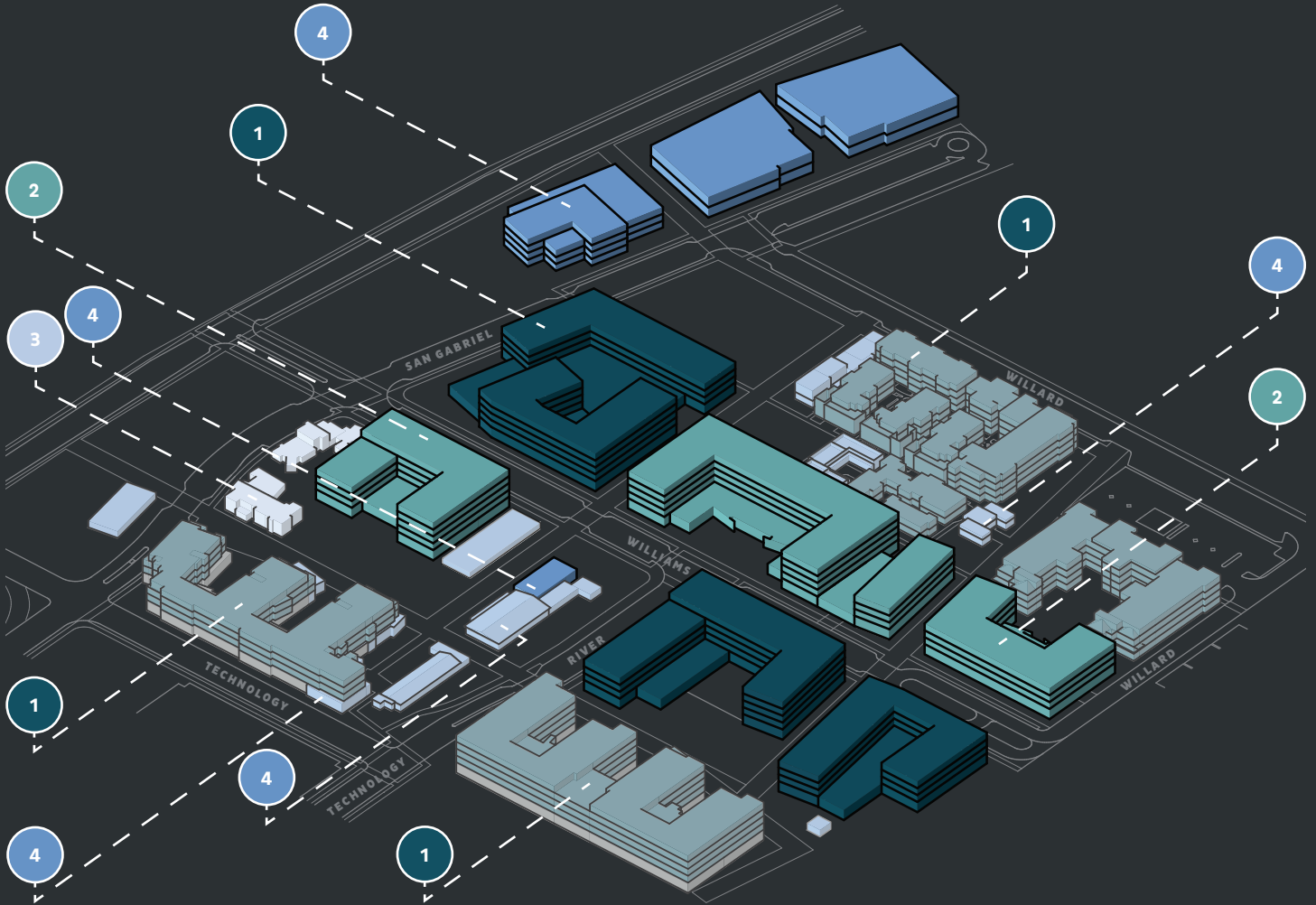
13'



PROPOSED

SUPPORTIVE HOUSING

EXHIBIT 3.4



PERMANENT HOUSING
1

TRANSITIONAL HOUSING
2

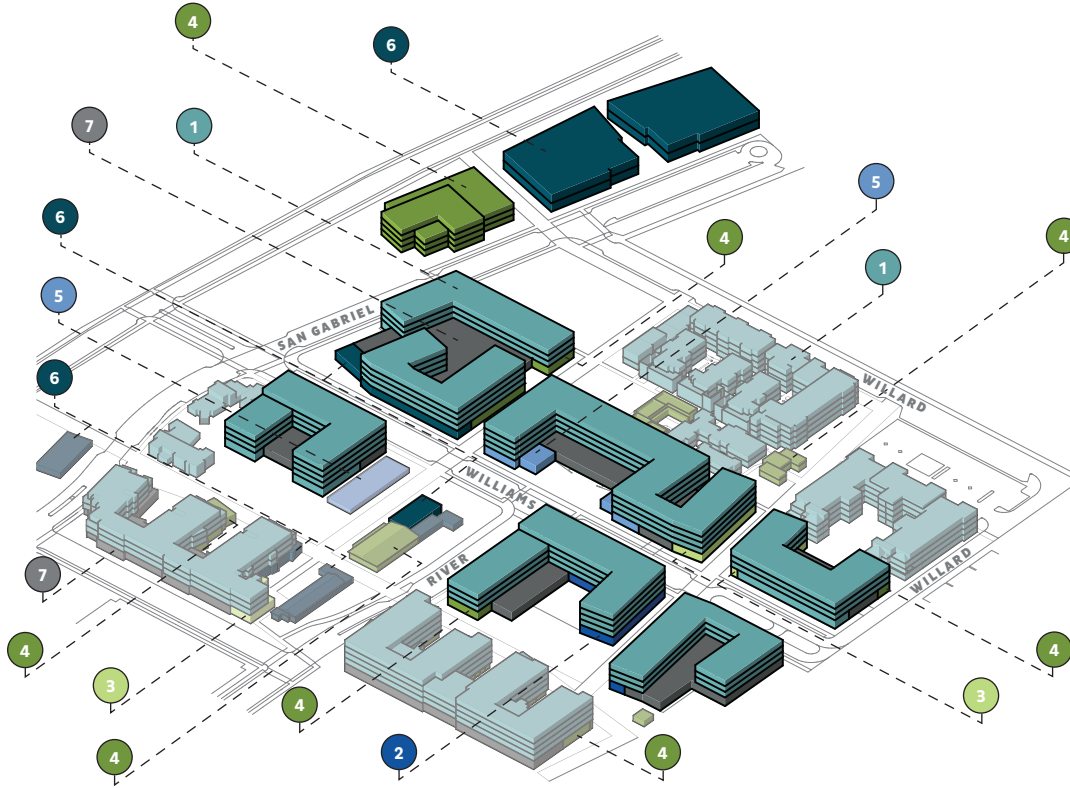
SHORT TERM HOUSING
3

SUPPORTIVE SERVICES
4



PROPOSED
CAMPUS USE

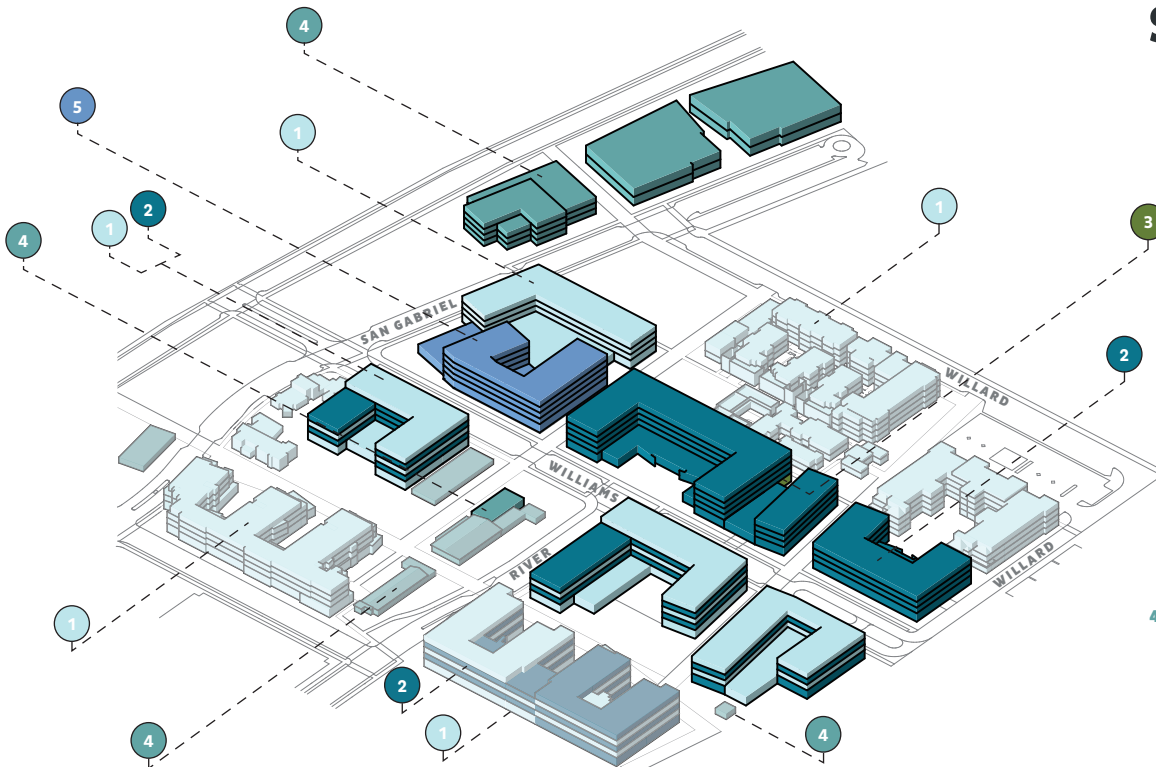
EXHIBIT 3.5



- 1. HOUSING
- 2. CHILD ED/ CARE
- 3. CLINICAL/ HEALTH
- 4. COMMUNITY SERVICES
- 5. FOOD SERVICES
- 6. ADMIN/OPERATIONS
- 7. PARKING

PROPOSED
COMMUNITIES SERVED

EXHIBIT 3.6



- 1. FAMILIES
- 2. VETERANS
- 3. NATIVE AMERICANS
- 4. COMMUNITY SERVICES
- 5. ELDERLY

SERVICES & CLIENTS

The new development will continue to serve current residents of the Villages at Cabrillo while upgrading and expanding the housing stock. Dedicated veterans housing will continue to be a core offering with the Villages at Cabrillo. A concern that was commonly expressed by residents were the type and condition of the Savannah Housing, so the initial phases in the Community Plan will focus on replacing these dwelling units and upgrading the associated services and amenities.

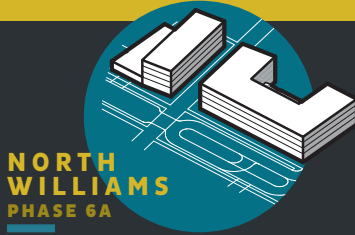
Subsequent phases will include expanding available affordable housing for large families as well as special needs populations. These new buildings will have similar unit mixes to Cabrillo Gateway and Anchor Place including housing for veterans and non-veterans. This will ensure that the populations most in need of permanent housing have more opportunities in the Villages at Cabrillo. Among the future phases there will be a housing development specifically for senior residents. This will begin to address a growing need for dedicated senior housing and services as many of the veterans seek to age in place. Additional considerations for mobility and support shall be included with this new development as well as services and amenities specifically oriented to senior residents.

As the availability of affordable housing will expand in number of units and types of populations served, the accompanying community amenities and services will increase as well. Existing service providers like US VETS and Changing Spirits will be incorporated within relevant future residential developments, while new facilities will be provided for partners not yet operating within the Villages at Cabrillo. There has been specific interest expressed for providing services for senior, teen and gay, lesbian, bisexual and transsexual populations. The Community Plan also begins to identify new and enhanced amenities for current and future residents of the Villages at Cabrillo. Some of the existing amenities will be realigned to better support the specific populations, like relocating the Preschool and Oasis Center around the Play Garden in the southeast corner of the campus as part of the South Williams Buildings. Other new community amenities will be developed for growing need,

including converting the Oasis Center [after relocation] into a dedicated Senior Center, which would anchor the Veterans Garden between the North Williams [Savannah Replacement] and Casa de Cabrillo.

The KaBoom! playground is to be relocated to the existing basketball courts adjacent to the Community Center as part of the initial development of the North San Gabriel development. The Gymnasium developed as part of the Willard Buildings will anchor the Sports Plaza, which consolidates existing courts while providing more options for organized sports. Ideally, these improvements will coincide with the eventual replacement of the Terminal Island Freeway with a local road and greenbelt as envisioned by the City of Long Beach as this could significantly reduce local pollutants for the western portion of the Villages at Cabrillo, including the Sports Plaza.

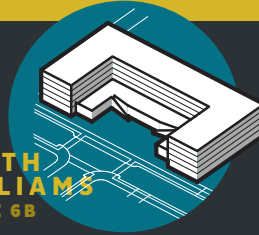
HOUSING + CLIENT TYPE



NORTH WILLIAMS
PHASE 6A

POPULATION SRO Project [Singles]
Veteran primarily

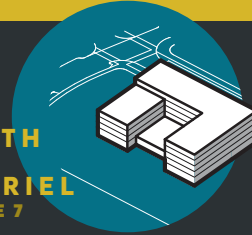
UNIT MIX 90% Efficiencies
10% One Bedrooms



NORTH WILLIAMS
PHASE 6B

POPULATION SRO Project [Singles]
Veteran and non-veteran

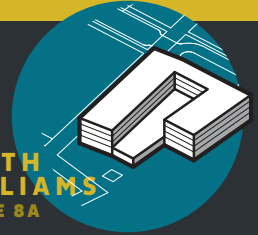
UNIT MIX 90% Efficiencies
10% One bedrooms



SOUTH SAN GABRIEL
PHASE 7

POPULATION Large Family

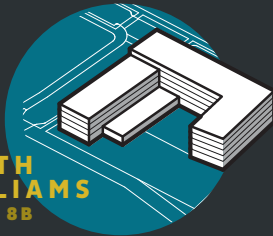
UNIT MIX 50% One Bedrooms
25% Two Bedrooms
25% Three Bedrooms



SOUTH WILLIAMS
PHASE 8A

POPULATION Special Needs [Singles
& Small Family]
Veteran & Non-veteran

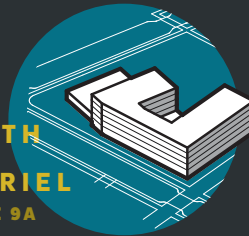
UNIT MIX 50% Efficiencies
35% One Bedrooms
15% Two Bedrooms



SOUTH WILLIAMS
PHASE 8B

POPULATION Large Family

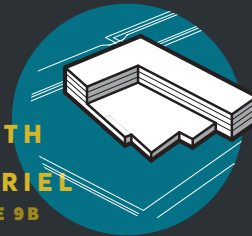
UNIT MIX 50% One Bedrooms
25% Two Bedrooms
25% Three Bedrooms



NORTH SAN GABRIEL
PHASE 9A

POPULATION Senior

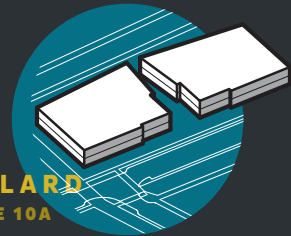
UNIT MIX 85% One Bedrooms
15% Two Bedrooms



NORTH SAN GABRIEL
PHASE 9B

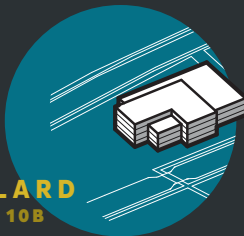
POPULATION Large Family

UNIT MIX 50% One Bedrooms
25% Two Bedrooms
25% Three Bedrooms



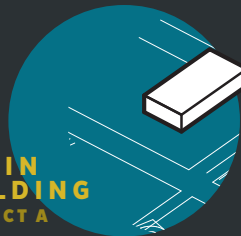
WILLARD
PHASE 10A

POPULATION Recreation and
Community



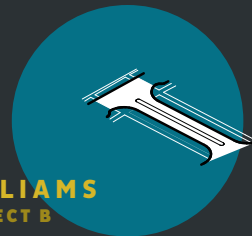
WILLARD
PHASE 10B

POPULATION Administration



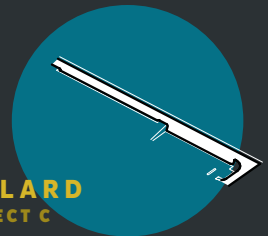
ADMIN BUILDING
PROJECT A

ADMIN Administration



WILLIAMS
PROJECT B

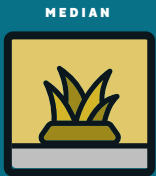
STREET 10,450 SF



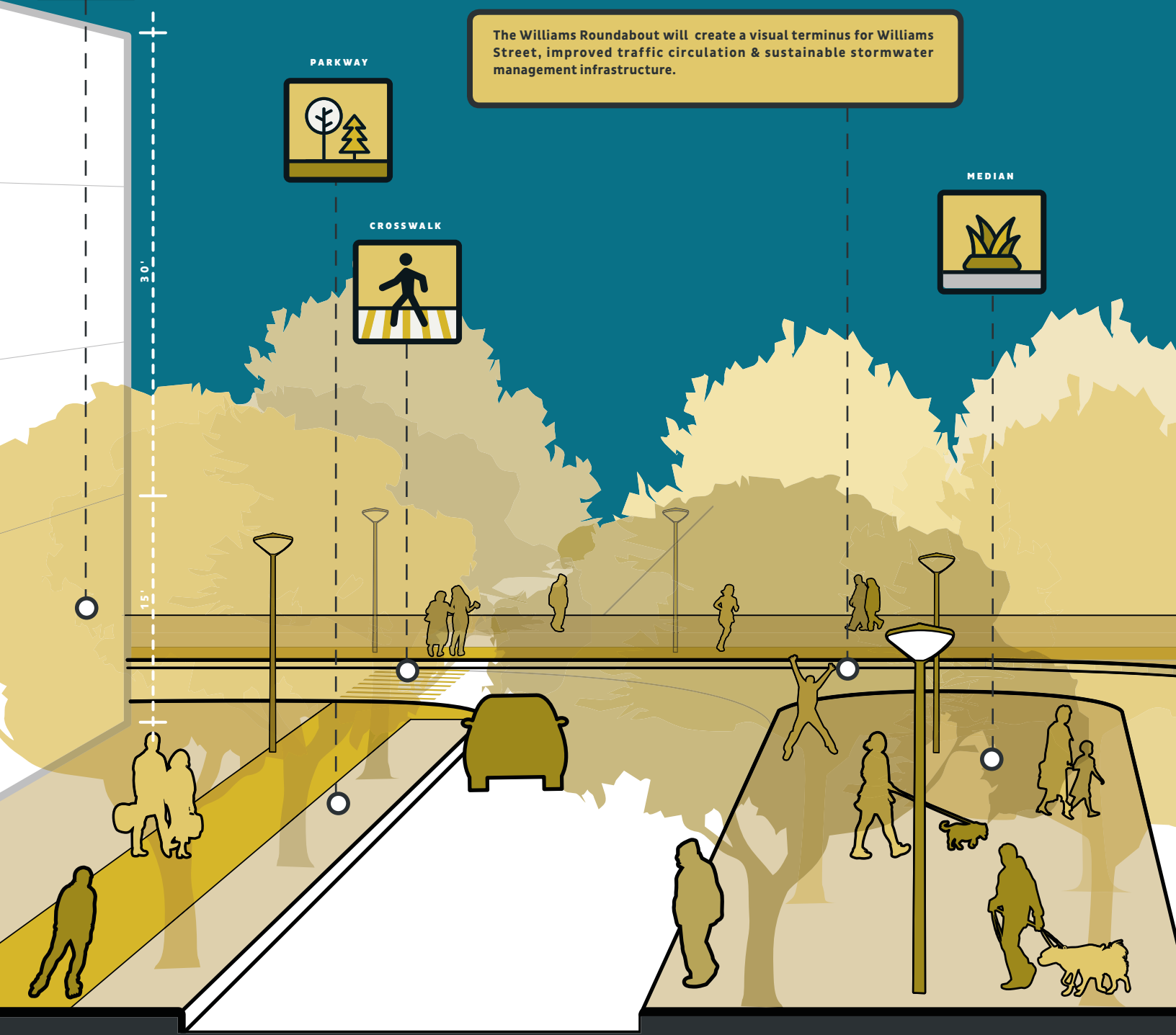
WILLARD
PROJECT C

STREET 38,300 SF

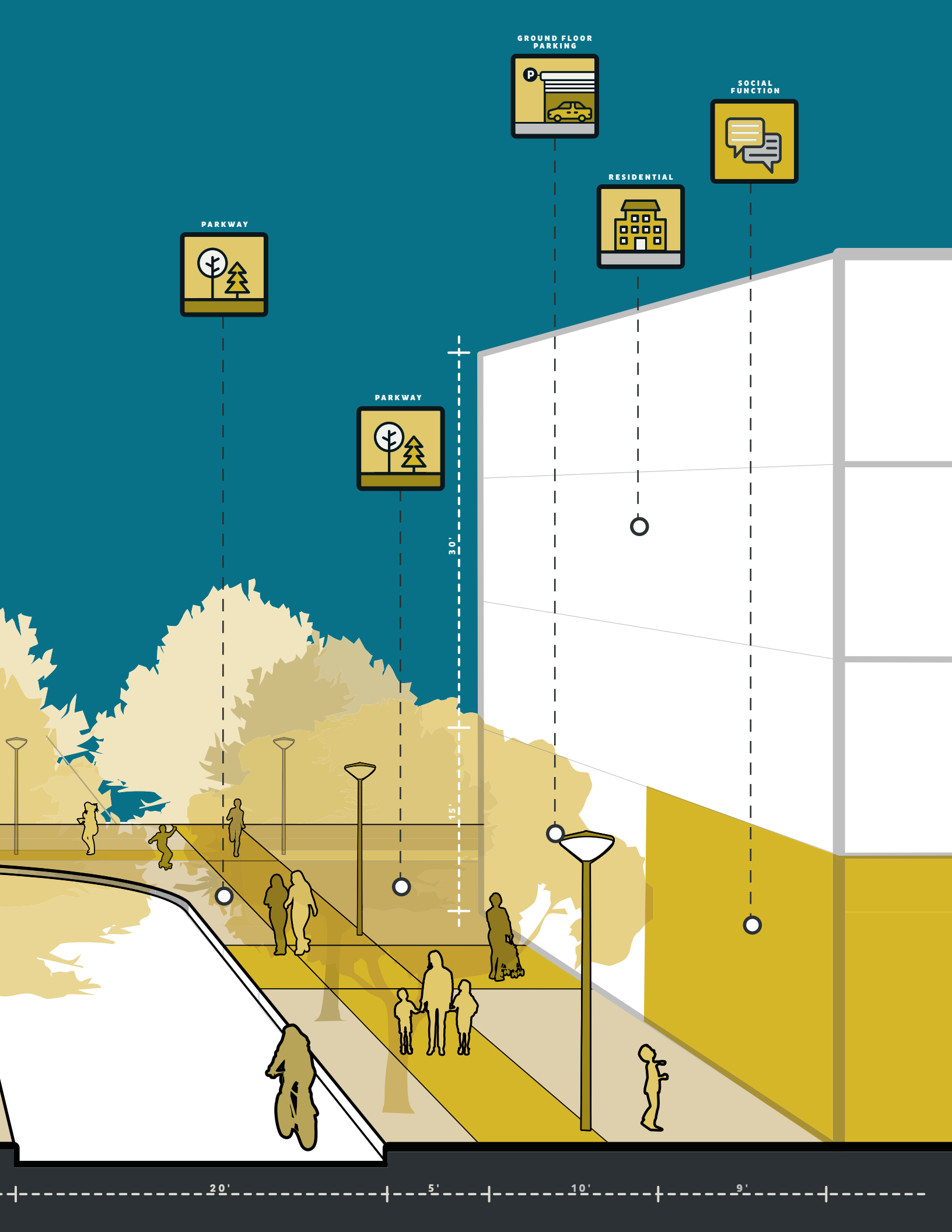
SECTION AT THE EASTERN EDGE OF THE CAMPUS, THROUGH WILLIAMS STREET
LOOKING TOWARDS THE JOB CORP CAMPUS.
PUBLIC ACTIVITY AND SAFETY ENHANCING
INTERVENTIONS ARE PROPOSED, SUCH AS
MEDIANS THAT REDUCE CROSSING DISTANCES,



The Williams Roundabout will create a visual terminus for Williams Street, improved traffic circulation & sustainable stormwater management infrastructure.



5' 20' 24'

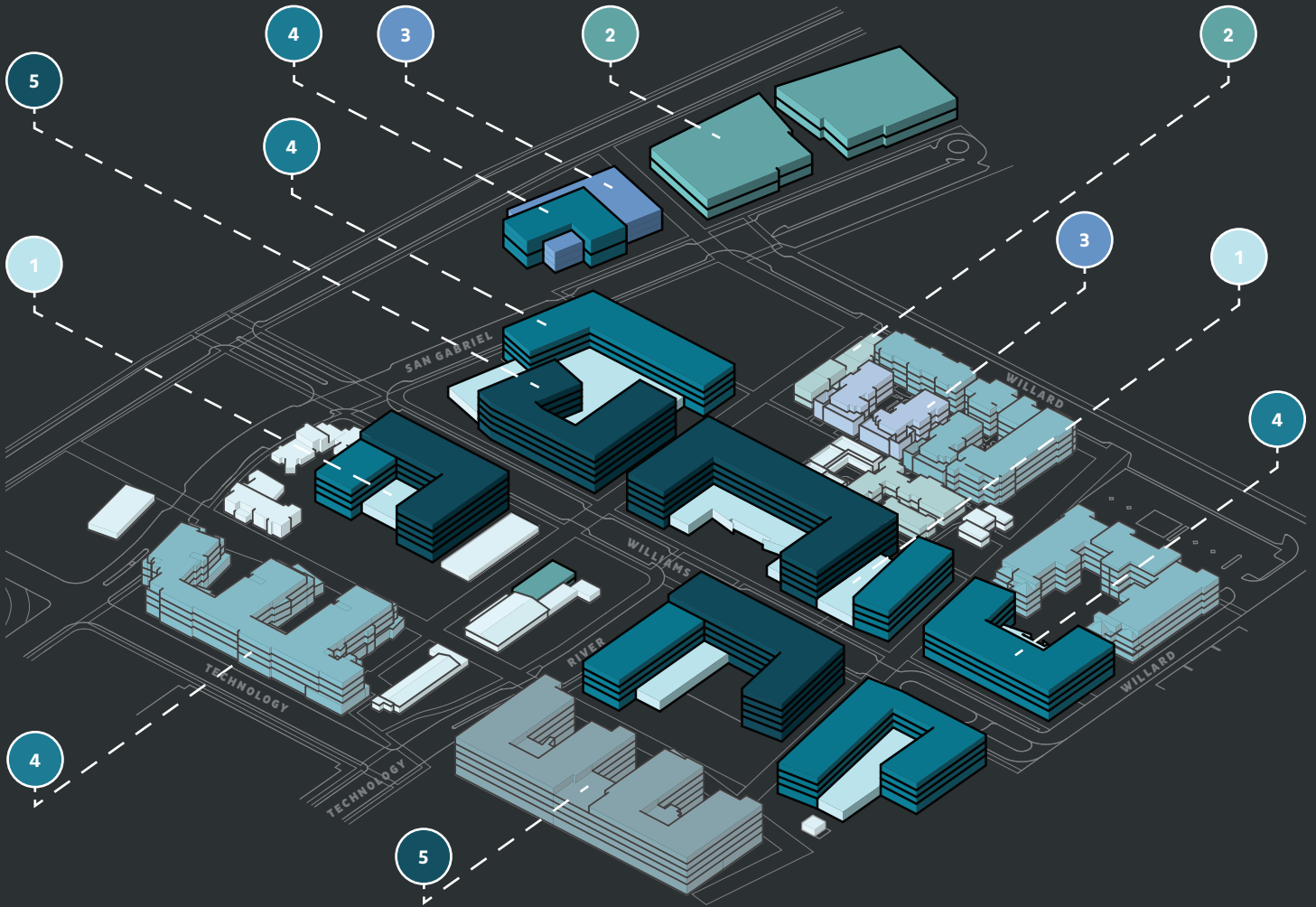




PROPOSED

BUILDING HEIGHTS

EXHIBIT 3.7



1 STORY



2 STORIES



3 STORIES



4 STORIES



5 STORIES



PROPOSED
**FIGURE
GROUND**

EXHIBIT 3.8



BUILDING FORM

New development will use the available property more efficiently as mixed-use buildings with multiple levels of residential units will be built over enclosed parking garages and ground floor community-oriented programming. This development strategy will build upon the success of the model set by the recently completed Cabrillo Gateway and upcoming Anchor Place, and preserving the scarce resource that is land.

Building heights will generally be focused towards the center of the Villages at Cabrillo with taller buildings clustered around the intersection of Williams and River, tapering down going to the east and north. The Westside Transit Center will become the transportation node for the community, adjacent to the administrative and commercial hubs of activity. Building heights, and activity levels of the new development shall then taper off from 50-60 feet

in the center to 20-40 feet going toward the edges of the property.

Building massing will be used to define outdoor spaces and urban walls along the primary circulation paths in order to create dynamic public spaces. The building heights and setbacks of new development shall create a consistent height to width ratio along Williams Street and east half of San Gabriel Avenue and River Avenue, as well as the new Wellness Trail network.

The building heights and setbacks of new development around the community spaces shall also clearly define the desired spatial volume while maximizing solar orientation and desired acoustics. For example, the building edges around the more formal Town Square shall be more rigidly defined than the broader Grand Lawn and Play Garden. Residential courtyards and terraces shall maximize access of natural light and air for residential units facing upon the space while being more intimate in scale from the more public spaces.

Also new building massing should be designed to



BUILDING FORM CONTINUED

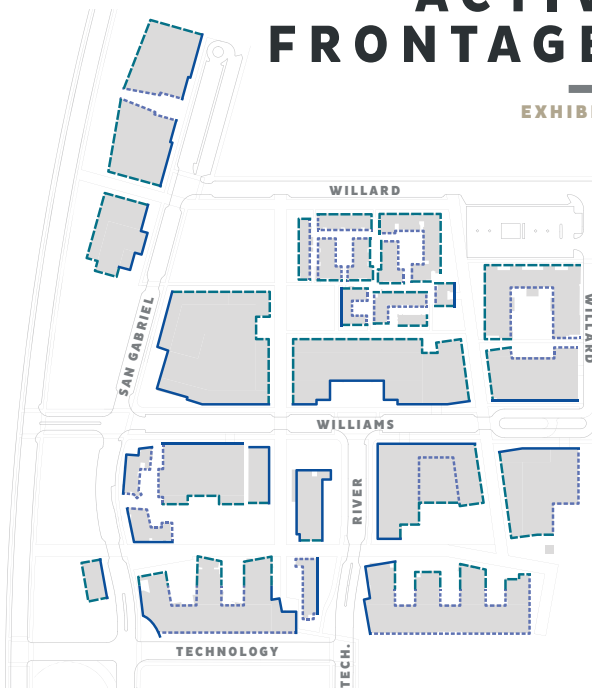
respond to existing context – specifically those that will remain for the long term – to avoid abrupt changes in scale between new and existing structures. The North Williams and South San Gabriel Buildings will be located within close proximity to shorter structures that will remain for the foreseeable future and thus they should be articulated to respond to and take advantage of their respective adjacent context.

The ground floor level of future development will typically have a higher ceiling height to have the flexibility to accommodate a variety of uses including commercial, service providers and community amenities. This is a typical model of mixed-use development that has been employed on the campus with the recently completed Cabrillo Gateway and upcoming Anchor Place. This has provided viable space for service partners like The Children’s Clinic to co-locate in the development, create new community amenities like the demonstration kitchen and administrative functions.

These new ground floor functions also provide constant activity toward the pedestrian environment and around community open spaces while masking secure bike and automobile parking for the residents above. As most future phases within the Community Plan will apply this strategy for the ground floor, existing and future tenants and amenities shall be programmed to best serve the local residents, adjacent spaces and current partners.

PROPOSED ACTIVE FRONTAGES

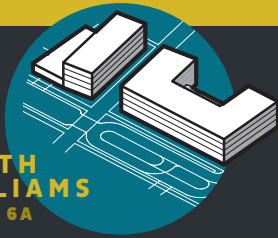
EXHIBIT 3.9



PRIMARY
FRONTAGE

SECONDARY
FRONTAGE

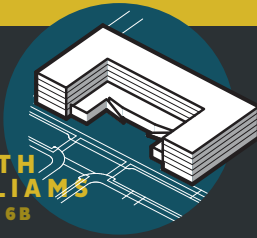
TERTIARY
FRONTAGE



**NORTH WILLIAMS
PHASE 6A**

4 STORIES
3-TYPE V OVER 1-TYPE I

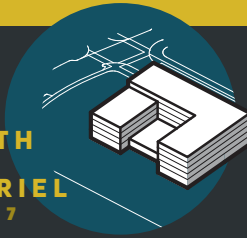
BUILDING FORM
Reinforce the street edges along Williams Street and the wellness trail
Expand the courtyard of Casa De Cabrillo to the north
The building height shall step down at the north end to provide solar access to the courtyard



**NORTH WILLIAMS
PHASE 6B**

5 STORIES
4-TYPE V OVER 1-TYPE I

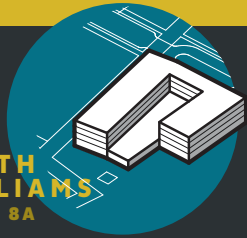
BUILDING FORM
Reinforce the street edges along Williams Street and the wellness trail
Terminate River Avenue in Town Square
The building height shall step down at the north end to relate to Family Commons and provide solar access to the outdoor spaces to the north



**SOUTH SAN GABRIEL
PHASE 7**

5 STORIES
4-TYPE V OVER 1-TYPE I

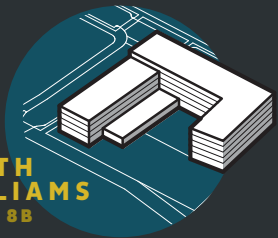
BUILDING FORM
Reinforce the street edges along Williams Street
The courtyard should orient to the south, opening to the Grand Lawn
Massing shall step down towards the west, adjacent to short buildings



**SOUTH WILLIAMS
PHASE 8A**

4 STORIES
3-TYPE V OVER 1-TYPE I

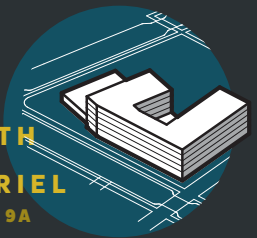
BUILDING FORM
Reinforce the street edges along Williams Street and the wellness trail
The courtyard should orient to the southeast, to relate to the Sacred Space
Should provide optimum solar access at the ground level.



**SOUTH WILLIAMS
PHASE 8B**

5 STORIES
4-TYPE V OVER 1-TYPE I

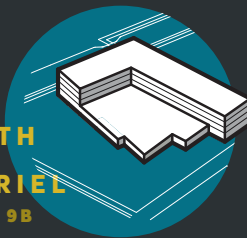
BUILDING FORM
Reinforce the street edges along Williams Street, River Avenue, and the wellness trail
The courtyard and building mass shall orient to the Play Garden, providing optimum solar access at the ground level



**NORTH SAN GABRIEL
PHASE 9A**

5 STORIES
4-TYPE V OVER 1-TYPE I

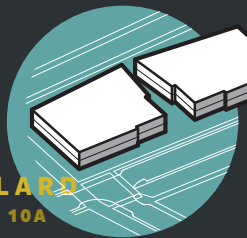
BUILDING FORM
Reinforce the street edges along Williams Street, San Gabriel Avenue and the wellness trail
The courtyard shall relate to Building B courtyard while providing a view platform for the community



**NORTH SAN GABRIEL
PHASE 9B**

4 STORIES
3-TYPE V OVER 1-TYPE I

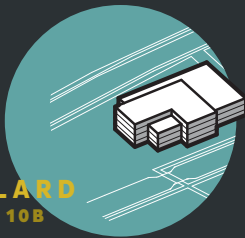
BUILDING FORM
Reinforce the street edges along San Gabriel Avenue and the wellness trail, while stepping down toward the Sports Plaza to the north.
The courtyard shall relate to Building A courtyard while opening to the Play Plaza to the east, providing optimum solar access to the Play Plaza and Sports Plaza.



**WILLARD
PHASE 10A**

2 STORIES
2-TYPE V

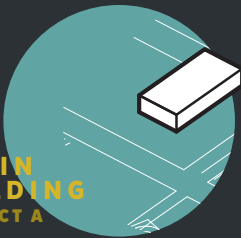
BUILDING FORM
Reinforce the street edges along Willard Street, future Terminal Island replacement road and the wellness trail
Provide a visual terminus for San Gabriel Avenue.



**WILLARD
PHASE 10B**

2 STORIES
2-TYPE V

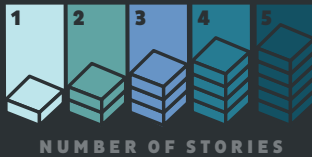
BUILDING FORM
Reinforce the street edges along San Gabriel Avenue, future Terminal Island replacement road and the wellness trail.
The building form shall create a visual relationship to the Sports Plaza to the east.



**ADMIN BUILDING
PROJECT A**

2 STORIES
2-TYPE V

BUILDING FORM
Reinforce the street edges along the wellness trail while reinforcing the Zocalo.
The building form shall create a visual hierarchy of prominence for the plaza and campus.





PROPOSED

OPEN SPACE & AMENITIES

EXHIBIT 3.10

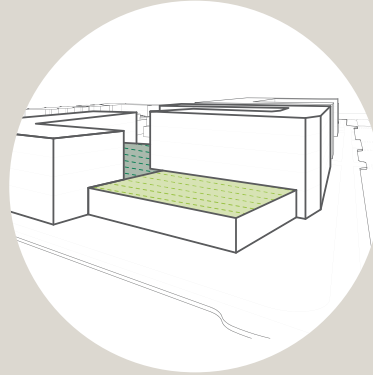
As the built area of the campus will be used more efficiently as will the outdoor open spaces. Deliberately designed public spaces are to be linked through the Wellness Trail network and will clearly defined by the urban edges and programming of current and future development. These spaces will be designed to support residents while continuing to build social connections within the community.

The open space network is designed to transition from the most public to most private with appropriate levels of activity and access. The two most recent phases of development – Cabrillo Gateway and Anchor Place set a precedent of using the development to define the most public open space, with ground level courtyards that transition to terraces above that are primarily meant for the residents of the respective buildings.

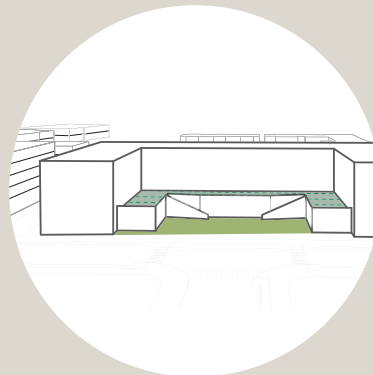
Clearly defining these open spaces provides a rich variety of user experiences while providing levels of insulation based on the resident's respective comfort among others. New developments will continue this model while existing residential clusters shall be adapted to follow the methodology. Casa de Cabrillo's open courtyard will expanded and more clearly defined as part of the North Williams Building A development while Family Commons will be consolidated around a series of more intimate courtyards.

The diversity of open spaces and amenities will transition and expand to respond to resident desires and evolving user trends. The system of open spaces and amenities will also shift to relate to local resident populations and service providers. The Zocalo will provide a civic plaza for the Villages at Cabrillo while the Town Square will be the center of commerce.

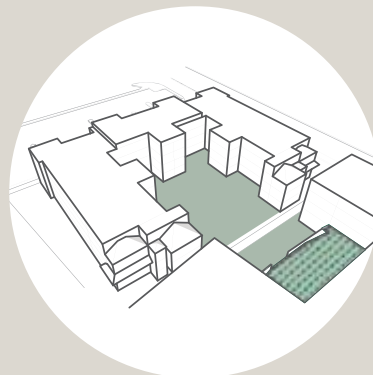
Amenities, services and outdoor spaces serving the



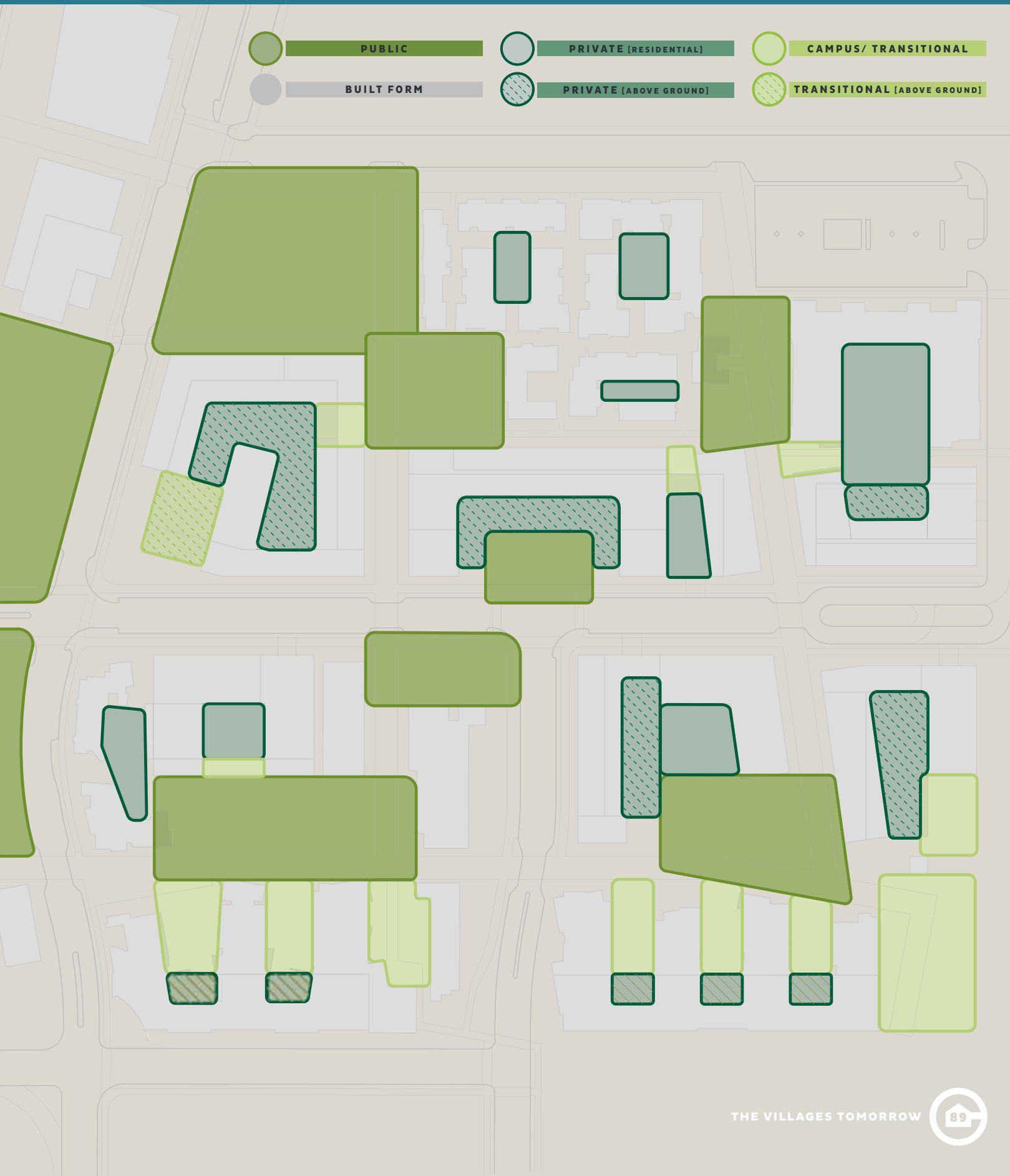
CAMPUS/ TRANSITIONAL



PUBLIC



RESIDENTIAL





OPEN SPACE & AMENITIES CONTINUED

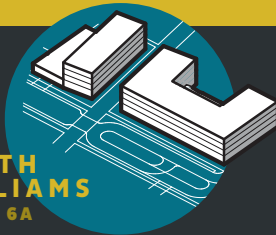
most vulnerable residents of the Villages at Cabrillo will be shifted to the east with the Preschool, Play Garden and Oasis Center relocated near Anchor Place and KaBoom! playground shifted closer to Family Commons. A new Veterans Garden would be developed near Casa de Cabrillo as the Oasis Center is transformed into a Senior Center. The enclosed Gymnasium and expanded Urban Forest will remain along the western edge of the community. Ideally, the Terminal Island Freeway will be removed before the new Sports Plaza is developed in the later phases of the Community Plan.

The existing tree canopy shall be preserved when possible, otherwise to be replaced at a two to one ratio on the campus. Trees shall be planted in parkways or tree wells no more than twenty-four feet apart with tree alleys being introduced upon significant pedestrian spaces. Trees shall be selected based on

their climate appropriateness, ability to control solar access and reduce residents' exposure to local pollution.

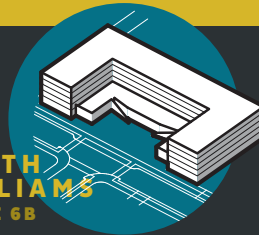
Future landscape improvements within the Villages at Cabrillo shall continue to using the plant palette developed for Cabrillo Gateway and Anchor Place. Resilient, drought tolerant landscape, ideally plants that are native to California or to similar climates shall be used for planted areas. The use of turf shall be limited to play areas and spaces that receive occasional foot traffic. Artificial turf can be used for specific outdoor spaces if deemed appropriate.

AMENITIES



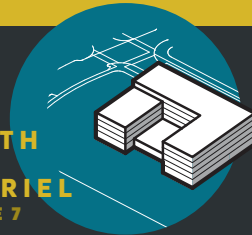
**NORTH WILLIAMS
PHASE 6A**

The Williams Roundabout will create a visual terminus for Williams Street, improved traffic circulation & sustainable stormwater management infrastructure. The Veterans Garden would be created to the northwest around the Oasis Center which could eventually transition into a Senior Activity Center.



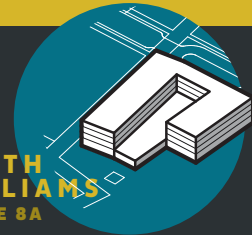
**NORTH WILLIAMS
PHASE 6B**

The Town Square will provide a visual terminus for River Avenue and a central node to organize the neighborhood's commercial activity. Much of the plaza shall be open and flexible, with moveable furniture and shade devices. The Town square will be one of the most active spaces within the community due to its central location and surrounding programming.



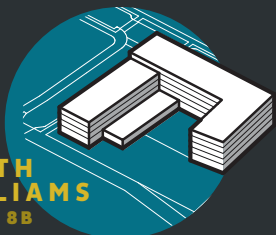
**SOUTH SAN GABRIEL
PHASE 7**

The Knabe Exchange will expand to be a small market providing fresh produce and healthy food options. The market will provide daily essentials and healthy eating education programming while being a hub of activity like the traditional Main Street grocer.



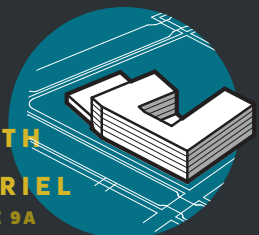
**SOUTH WILLIAMS
PHASE 8A**

The Sacred Space will be refurbished and expanded to serve the growing needs for contemplative space for residents. An accompanying structure terminating the East-West Wellness Trail vista will provide space for related programming.



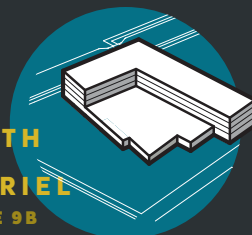
**SOUTH WILLIAMS
PHASE 8B**

The Play Garden will directly serve the relocated Preschool while being available for young residents during the afternoons and weekends. The preschool courtyard play area will have to be sized to meet licensing requirements for the preschool. The preschool courtyard will be designed to be secured with fences and gates that physically and visually insulate from the public portions of the Play Garden.



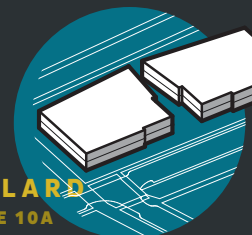
**NORTH SAN GABRIEL
PHASE 9A**

The Play Plaza will replace the current playground adjacent to the Terminal Island Freeway, nestled among family-oriented housing. The View Terrace on the southwest corner of the courtyard level will be an amenity for the growing number of staff serving the residents of the Villages at Cabrillo. The adjacent Family Commons Community Room will anchor the Play Plaza providing spaces for family to gather inside and out.



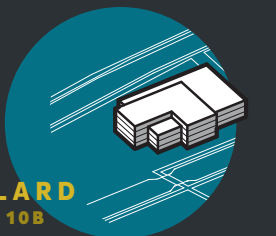
**NORTH SAN GABRIEL
PHASE 9B**

The Sports Plaza will consolidate the existing outdoor basketball court and beach volleyball court while potentially adding a tennis court that diversifies recreational opportunities. The courts will be designed to support a multitude of other games whether informally or organized for community tournaments. The Gymnasium across San Gabriel Avenue will anchor the sports activities of the Sports Plaza.



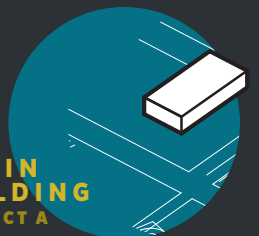
**WILLARD
PHASE 10A**

An internal courtyard or elevated terrace will provide outdoor space for workers within the new office space, offering a communal space for rest and reflection. The space will be designed with fixed seating and tables that can be used as outdoor office spaces, a growing trend for workplaces.



**WILLARD
PHASE 10B**

Expansion of the Urban Forest will encompass the former playground and remaining surplus area of the Terminal Island Freeway after its transition to a local road. The expanded Urban Forest and trail along with the adjacent Wellness Trail creates a quarter mile circulate that walkers or joggers can use for exercise. An area of the expanded Urban Forest shall be enclosed on a temporary basis for a mini-dog park until such a space can be developed as part of the future Terminal Island Freeway replacement greenbelt.



**ADMIN BUILDING
PROJECT A**

The Zocalo will be home to the outdoor civic functions including election activities, farmers markets, job fairs and other programming sponsored by the Villages at Cabrillo and service partners. The Zocalo is to be designed as an open plaza with limited fixed furniture or planting areas. The Zocalo's edges will be defined by the new Transit Center, expanded Administrative Building, Knabe Exchange and Commissary, and a newly designed flag monument.



CONNECTING COMMUNITY

As the Villages at Cabrillo reorganizes itself around an active transportation network of walking, jogging and biking trails, there is an opportunity to lift up the history and contribution of residents to the United States military services. Each of the five trails are identified by the five branches of the military: Air Force, Army, Coast Guard, Marines and Navy.



ARMY

The southern of two East-West Wellness Trails will connect Anchor Place to the Urban Forest. The Wellness Trail will be developed as part of Anchor Place and Phase 7.



MARINES

The East-West Wellness Trail adjacent to Willard Street will connect Casa de Cabrillo to Sports Plaza and the Gymnasium. The Marine Trail will be developed with Phase 9A and 9B.



NAVY

As east most of the North-South Wellness Trails, it will connect Family Commons to Anchor Place along with the residential buildings, services and amenities in between. It will be constructed in phases 6A and 8A.



AIRFORCE

The central North-South Wellness Trail will connect the Sports Plaza to the Grand Lawn and Cabrillo Gateway, as well as the Social and Administrative Plaza. It will be constructed as part of phases 7 and 9A.



COASTGUARD

The west most of the North-South Wellness Trails will define the edge of the Villages at Cabrillo adjacent to the future Terminal Island Freeway local road replacement. It should be incorporated into the future Terminal Island Freeway greenbelt.



WELLNESS TRAIL

BUILT MASS





CONNECTING COMMUNITY

Movement throughout the Villages at Cabrillo will change as there will the street network will become secondary to a Wellness Trail network. As all trips within the Villages at Cabrillo are within a quarter mile of any corner of the property walking and biking is the most viable mode of transportation. Establishing a network of Wellness Trails for walking, jogging and biking can connect residents to every neighbor, amenity and service.

These trails also serve as a secondary network of emergency vehicle access to every part of the Villages at Cabrillo, a requirement for all new developments. The width of the Wellness Trail will be divided between a two-way Class I bike path, walkway and jogging path. The sidewalk and bike path would be paved with concrete while the jogging path shall have a low impact surface like a stabilized decomposed granite or rubberized overlay.

The Wellness Trails will provide a safe, separated active transportation network with limited interruptions for vehicle access. Where they intersect the roadway network, the crossings will be reduced by a combination of curb extensions and raised medians that would serve as areas of refuge. The portion of the street intersecting the Wellness Trails will be tabled, approaching the sidewalk curb height and will be paved differently from the roadway. These treatments will raise awareness for drivers that the crossing is a shared space to be aware of pedestrians and bicyclists.

The new West Long Beach Transit Center is being developed as part of the Anchor Place development. Two existing transit routes will be rerouted onto the Villages at Cabrillo where they will begin and end their respective lines. The transit center – currently under construction – will have real time bus location information so that residents can better plan their trips. The bus platform will be long enough for multiple buses to layover as they wait to begin their respective routes.



PROPOSED PARKING STRATEGY

EXHIBIT 3.17



GREEN STREETS

The rebuilt streets and new wellness trail network will form a system of green infrastructure throughout the Villages at Cabrillo for everything from sustainable storm water management to renewable energy production. The basis for the Villages' future transportation network emphasizes biking and walking as the primary modes of transportation within and public transit beyond. New dedicated bicycle facilities, wider walkways and separate jogging trails will improve safety and accessibility while not negatively impacting other modes of transportation.

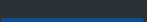
Along with supporting active transportation, these streets and trails will offer other environmentally sustainable treatments. Streets will be flanked by a mix of bioswales, raingardens and detention basins along with other permeable surfaces including parkways, decomposed granite and paver systems. The wellness trails and sidewalks will include saving, replanting and expanding the tree canopy with climate appropriate species that retain rainwater, reduce the local heat

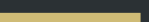
PROPOSED
**CIRCULATION
STRATEGY**




WALKING
PATH


JOGGING
PATH


BIKE
PATH

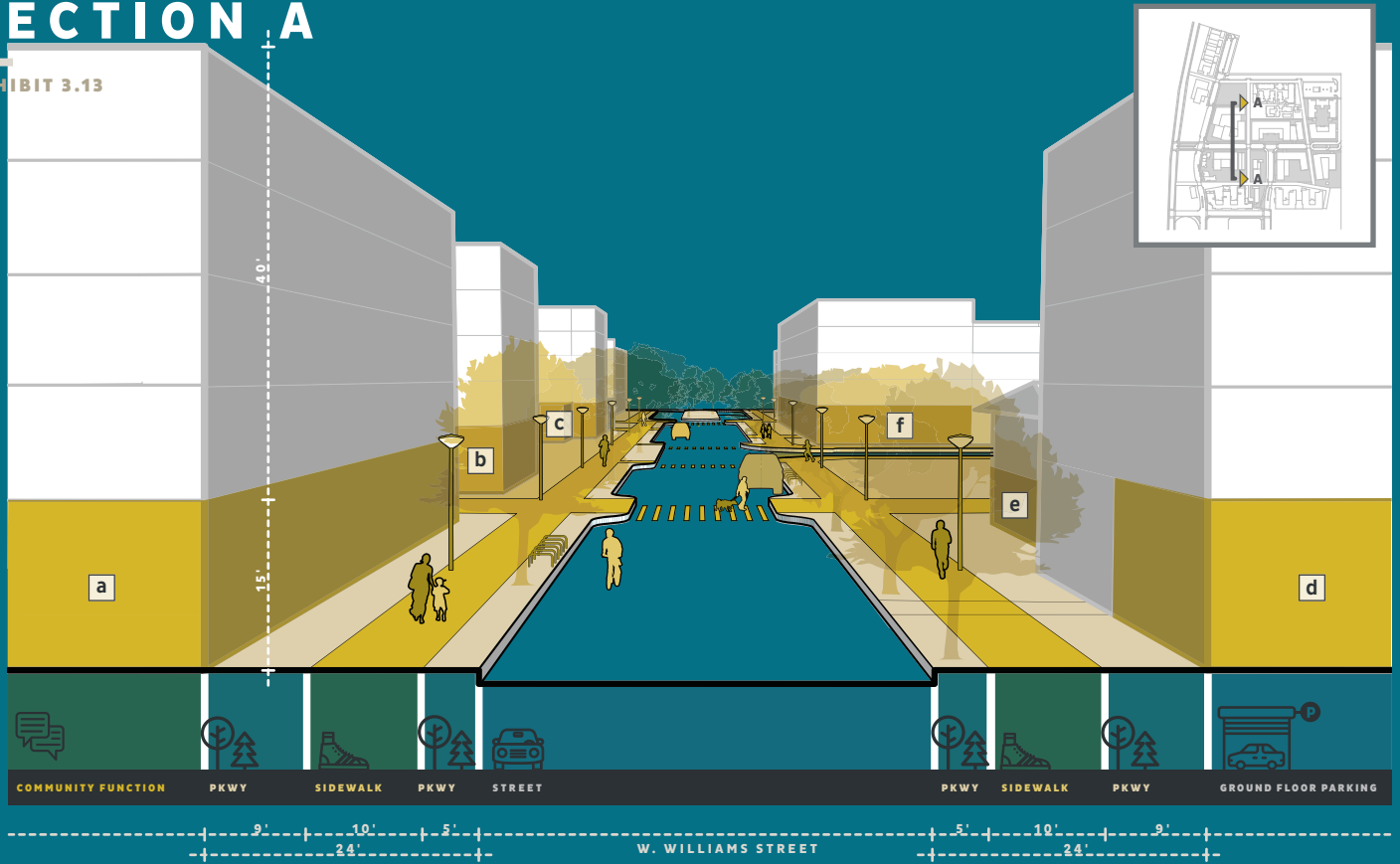

NODE


ACCESS
POINT


TEMPORARY
ACCESS POINT

PROPOSED
SECTION A

EXHIBIT 3.13



island, sequester air pollution and provide habitat for local wildlife. Street lights will include solar panels and batteries to generate and capture electricity to be later used in the evening to light the way for pedestrians and vehicles.

Two additional Long Beach Transit bus routes currently ending at Willow Street and Santa Fe Avenue could eventually be extended to this new Westside transit node. The new routes could connect residents to multiple hospitals, regional shopping malls and job centers. Doing so will require coordination with Long Beach Transit and authentic engagement with residents and local stakeholders to weigh the potential benefits and challenges.

The expanded transit access will be expanded upon through a vanpool program that connects residents to specific destinations, whether grocery stores, medical centers or community events. This can be done in collaboration with Long Beach Transit, service providers and local retailers. Car share should also be considered as the residential population expands

PROPOSED
SECTION B
 EXHIBIT 3.14



at the Villages at Cabrillo in order to provide further transportation flexibility without burdening residents with private automobiles.

Walkways will be consistently designed between seven and ten feet, sized the support to surrounding levels of activity. All existing and new walkways are to surpass accessibility requirements dictated by local, State and Federal requirements as many of the residents within the Villages at Cabrillo have impaired mobility. Where possible, the most direct routes shall be provided for pedestrians to access their residence, services and community amenities.

Street furniture and pedestrian-scale lighting shall be provided throughout the local network of Wellness Trail, walkways and open spaces. The palette and siting of benches, trashcans, lighting and way-finding shall be consistent throughout the community in order to be accessible and welcoming of users. Public Art should also be considered a welcome addition to the pedestrian realm and be curated to reflect the interests of residents.

KEY

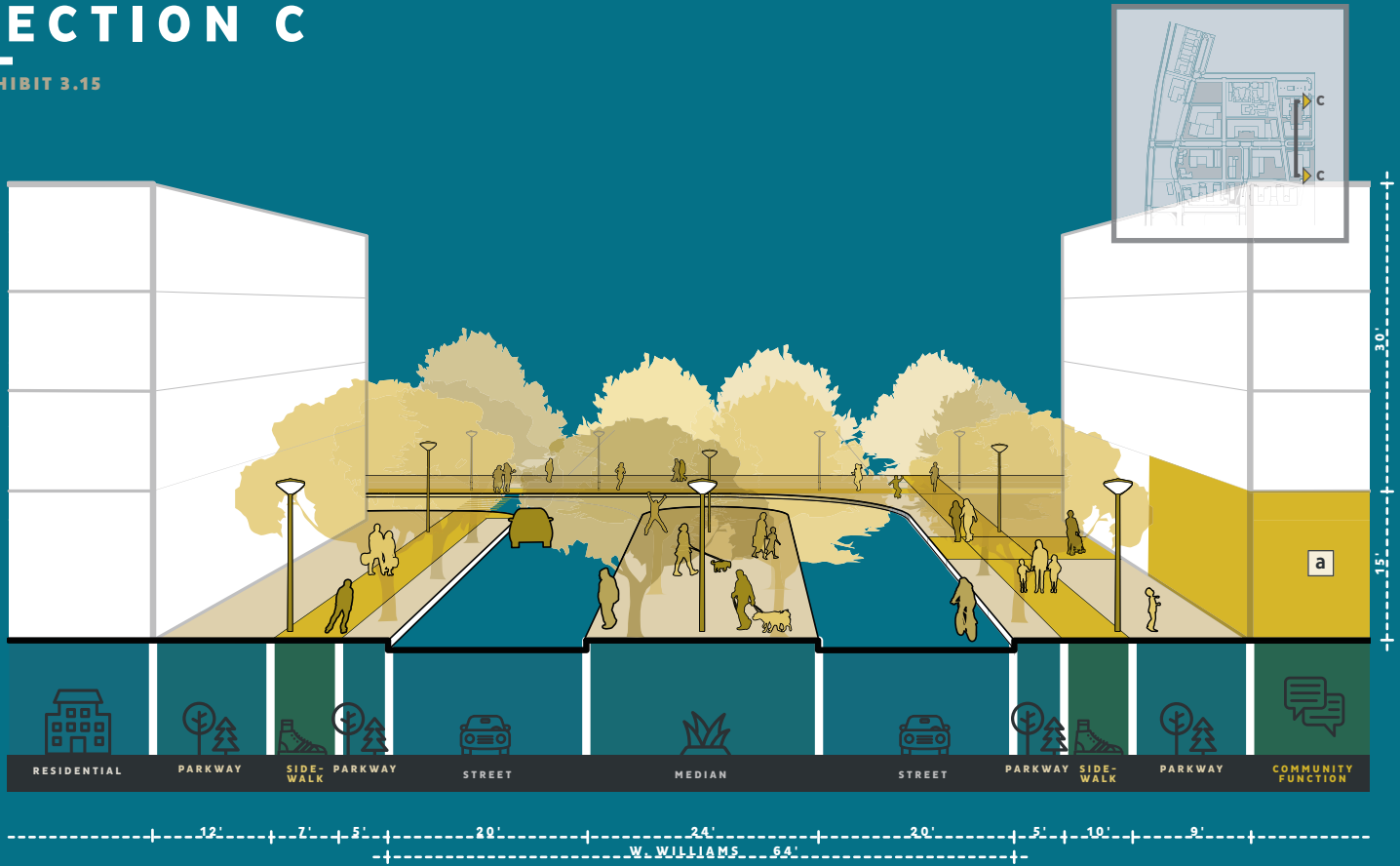
EXHIBIT 3.13

- [a] ADMIN. SERVICES / PROPERTY OPERATIONS
- [b] FOOD SERVICES
- [c] FOOD SERVICES
- [d] COMMUNITY SERVICES
- [e] FOOD SERVICES
- [f] ADMIN. SERVICES / PROPERTY OPERATIONS

EXHIBIT 3.14

- [a] FOOD SERVICES
- [b] ADMIN. SERVICES / PROPERTY OPERATIONS
- [c] CHILD EDUCATION / CARE
- [d] COMMUNITY SERVICES

SECTION C



Automobile movement in the Villages at Cabrillo will become more efficient while transitioning to be secondary to the active transportation network. Along with the Wellness Trail network the streets will be redesigned to ease pedestrian crossings and calm traffic speeds. Streets will be designed to reinforce the 15 mile per hour speed limit with traffic calming elements like curb extensions, landscaped medians and enhanced crosswalks.

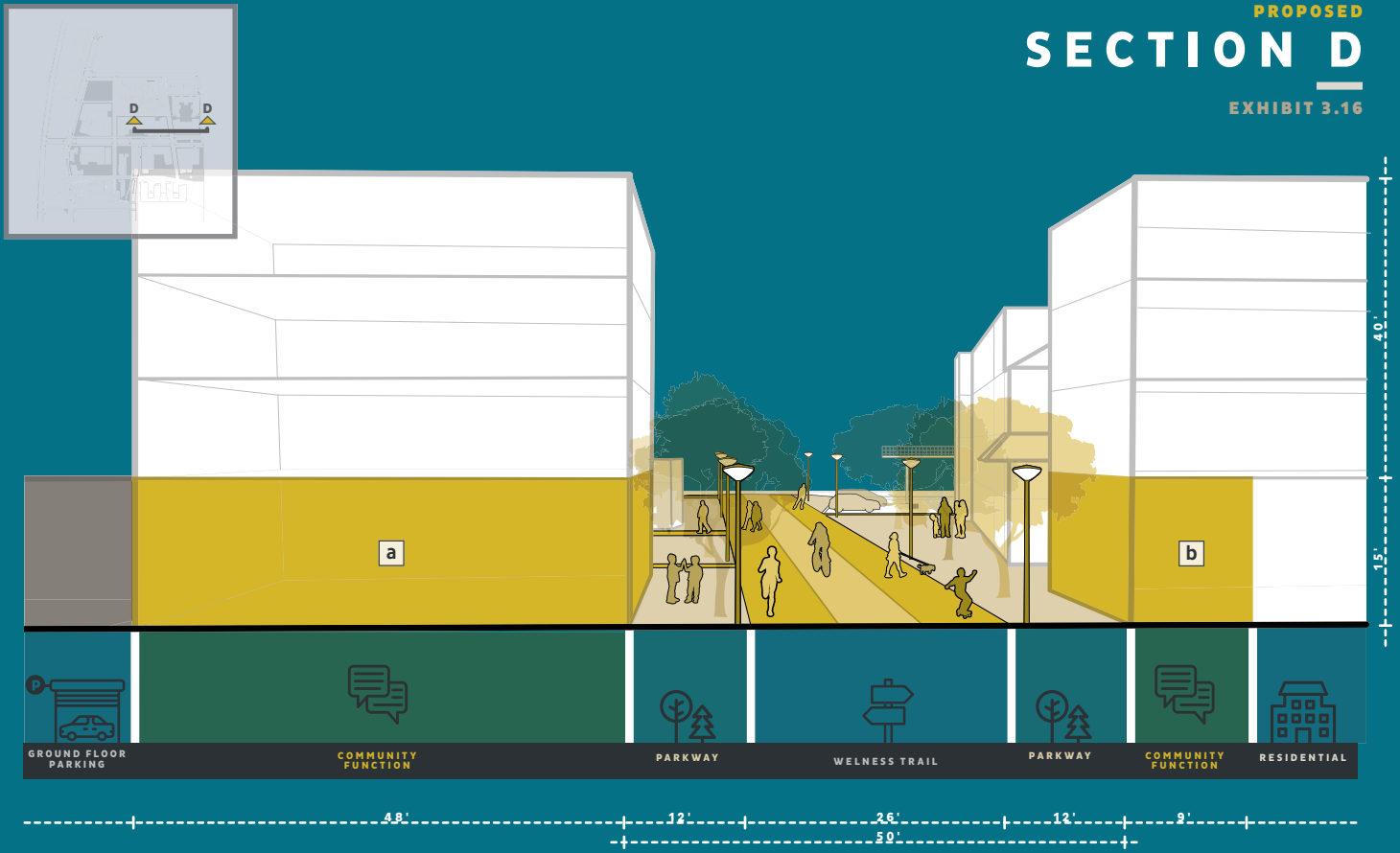
River Avenue will largely remain in its current alignment. San Gabriel Avenue will end at Willard Street as the portion north will be incorporated into the development of Phase 10A. Willard Street will be reconfigured from a parking lane to more closely resemble the other streets within the Villages at Cabrillo. The east end of Williams Street will end at an elongated roundabout that terminates the vista while it will eventually be extended west to connect to the Terminal Island Freeway local road replacement. Doing so will re-orient the entire Villages at Cabrillo from behind the Technology Park

and Terminal Island Freeway off-ramp to fronting onto a mile-long greenbelt. Automobiles will also largely disappear visually from the public realm as open parking lots will be replaced by enclosed parking garages, each lined with ground level programming that create a vibrant pedestrian environment. Secure automobile and bicycle parking will be provided centrally as part of new development phases for residents of the latest project as well as for residents of adjacent buildings.

As part of the new secure bicycle parking and new Class I bike paths incorporated into the Wellness Trail network additional bike infrastructure will be established in future developments and programming. Until the City of Long Beach bike share program is expanded to the Westside the Villages at Cabrillo will work with community partners to develop a local bike share program. As part of the program, residents can be trained in safe bicycling and even basic bike repair in order to support their transportation independence.

PROPOSED
SECTION D

EXHIBIT 3.16



KEY
EXHIBIT 3.14

a COMMUNITY SERVICES

EXHIBIT 3.15

a CLINICAL & HEALTH SERVICES

b CLINICAL & HEALTH SERVICES

ICONS & SYMBOLS



STREET



SIDEWALK



RESIDENTIAL BUILDING



CURB EXTENSION



MEDIAN



COMMUNITY SERVICES



GROUND FLOOR PARKING



PEDESTRIAN CROSSING



CHILD EDUCATION & CARE SERVICES



TERRACE OVER PARKING



PARKWAY



CLINICAL & HEALTH SERVICES



PUBLIC PLAZA



WELLNESS TRAIL



FOOD SERVICES





PEO