ENHANCING THE VILLAGES

A ROADMAP TO THE FUTURE
ACKNOWLEDGEMENTS

Century Villages at Cabrillo

Brian D’Andrea, President
Steve Colman, Executive Director
Oscar Alvarado, Director of Development
Kimberly Crawford Wee, Director, Community Development
Brett Morales, Director, Property Management
Howard Chan, Controller

City Fabrick

Brian Ulaszewski, Executive Director
Parul Sharma, Designer
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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.
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.
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.
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 lead 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.

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.

Coolest 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, 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.

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 SoCalGas 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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WELCOME TO THE VILLAGES
SECTION ONE

Introduction

1.1 About The Villages

1.2 Our Guide
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.
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.

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.

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.

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.

**THE VISION**

We respect the inherent dignity and resiliency of human beings.

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.

We collaborate with employees, residents, & community partners.

We require excellence in all we do.

**OUR MISSION**

**OUR WORK**

**OUR COLLABORATION**

**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. 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 ensure that the Community Plan guides a future, more sustainable CVC.

**General Plan Update**

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.
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.

**Guiding Principles**

**Shelter + Home**
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.

**Health + Wellbeing**
Support residents’ mental, physical and emotional health by enhancing the safety, livability and connectivity of our 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.

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

**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

COLLECT INPUT RELATED TO PROJECTS CURRENTLY TAKING PLACE IN THE VILLAGES

DETERMINE HOW TO CONTINUE RECYCLING BUILDING STOCK & AVAILABLE LAND

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
ENHANCING THE VILLAGES
CVC MASTER PLAN

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

START OF OUTREACH

VACC CONNECTIVITY

VACC HOUSING + SERVICES

VACPAC

RESIDENT SURVEY

RESIDENT TOWN HALL

CVC TRANSIT CENTER COORDINATION

ARCHITECT REVIEW

CVC MANAGEMENT

CVC MANAGEMENT

CVC MANAGEMENT
THE VILLAGES TODAY
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. 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.

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.

The campus is immediately surrounded by large institutions and major infrastructure, effectively isolating residents for 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.
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.
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.
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.

1997

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.

2001

27 ACRE SITE CONVEYED FOR THE BENEFIT OF THE HOMELESS
EXISTING CAMPUS LAYERS

OPEN SPACE

THE VILLAGES TODAY

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

BUILDINGS

LINKAGES

PARKING
## The Villages Today

### 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.

### 2010

- **2010**
  - $5 MILLION CONSTRUCTION OF AN 8,485 SF EMERGENCY FAMILY SHELTER COMPLEX COMPLETED

### Phase 1

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### Phase 4

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<tr>
<td>San Gabriel</td>
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### Phase 5

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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.

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
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.
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 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 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 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 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 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.
**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.
EXHIBIT 2.11

**EXISTING SUPPORTIVE HOUSING**

**SAN GABRIEL RIVER**

**PERMANENT HOUSING**
1

**BRIDGE HOUSING**
2

**SHORT TERM HOUSING**
3

**SUPPORTIVE/ADMIN. SERVICES**
4
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.

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.

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.

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 MHSA 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.

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.
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.

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

Resident survey response
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.

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.

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”.

### Emergency Shelter

<table>
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<tr>
<th>Type</th>
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<tr>
<td>U.S VETS</td>
<td>70</td>
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<tr>
<td>Hacienda of Hope: Hope Well</td>
<td>10</td>
<td>Individuals</td>
<td>Project Return Peer Support Network</td>
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**Length of Stay:** 30–90 days
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.

**Supportive Services**

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: Serving Children and their Families (TCC) provides high quality primary and preventative care for the underserved of all ages, children, adolescents and adults, in the greater Long Beach community.

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

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.

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.
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.

**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.

**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.
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.
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.
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 some particular takeaways related to connectivity from the 2014 survey:

- 38% have access to a car they can drive regularly
- 86% of residents ride the city bus periodically
- 64% of residents ride the city bus at least once a week
- 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:

- 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
- Repair roads
- Balance security without becoming police state
- The campus is sometimes too open

#### 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.
ENHANCING THE VILLAGES CVC MASTER PLAN

THE VILLAGES TODAY

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 maintain and enhance our sense of community?

- Growth has affected a closely-knit exclusively veteran community
- There is a generational gap between veterans of the Vietnam & Gulf Wars
- There is a growing senior population

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

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

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.
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

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

THE VILLAGES TODAY
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 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.
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.

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.

Tassafaronga
OAKLAND, CA

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, 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.
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.

THE ZOCALO

Home to outdoor civic functions like election activities, farmers markets, job fairs & other programming.
Will directly serve the relocated Pre-school while being available for young residents during the afternoons & weekends.
### DEVELOPMENT MATRIX

<table>
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<tr>
<th>DEVELOPMENT NAME</th>
<th>NORTH WILLIAMS BUILDING</th>
<th>NORTH WILLIAMS BUILDING</th>
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<td>SITE IMPROVEMENTS</td>
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<td></td>
<td>The Williams Roundabout will create a visual terminus for Williams Street, improved traffic circulation &amp; 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.</td>
<td>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.</td>
<td>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.</td>
<td>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.</td>
<td>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 &amp; visually insulate from the public portions of the Hay Garden.</td>
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<td>RESIDENTIAL &amp; COMMUNITY SERVICES</td>
<td>RESIDENTIAL, RETAIL &amp; COMMUNITY SERVICES</td>
<td>RESIDENTIAL &amp; COMMUNITY SERVICES</td>
<td>RESIDENTIAL &amp; COMMUNITY SERVICES</td>
<td>RESIDENTIAL &amp; COMMUNITY SERVICES</td>
</tr>
<tr>
<td>AMENITIES</td>
<td>4,000 SF</td>
<td>4,000 SF</td>
<td>4,000 SF</td>
<td>3,000 SF</td>
<td>3,000 SF</td>
</tr>
<tr>
<td>EDUCATION</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>COMMERCIAL/ RETAIL</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>ADMIN/ SERVICES</td>
<td>9,000 SF</td>
<td>9,000 SF</td>
<td>4,000 SF</td>
<td>-</td>
<td>11,000 SF</td>
</tr>
<tr>
<td>GARAGE</td>
<td>18,000 SF / 70 SPOTS</td>
<td>18,000 SF / 70 SPOTS</td>
<td>15,000 SF / 55 SPOTS</td>
<td>18,000 SF / 70 SPOTS</td>
<td>11,000 SF / 40 SPOTS</td>
</tr>
<tr>
<td>STREET PARKING</td>
<td>+/-12 SPOTS</td>
<td>+/-13 SPOTS</td>
<td>+/-25 SPOTS</td>
<td>+/-7 SPOTS</td>
<td>+/-28 SPOTS</td>
</tr>
<tr>
<td>SITE IMPROVEMENTS</td>
<td>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.</td>
<td>Reinforce the street edges along Williams Street and the wellness trail. Terminate River Ave. in the Town Square. The building height shall step down at the north end to relate to Family Commons &amp; provide solar access to the outdoor spaces to the north.</td>
<td>The courtyard should orient to the south, opening to the Grand Lawn. Massing shall step down towards the west, adjacent to short buildings.</td>
<td>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.</td>
<td>Reinforce the street edges along Williams St, River Ave and the wellness trail. The courtyard and building mass shall orient to the Play Garden, providing optimum solar access at the ground level.</td>
</tr>
<tr>
<td>RESIDENTIAL UNIT MIX</td>
<td>Efficiencies</td>
<td>90% 15% 2 BDRM 2 BDRM</td>
<td>90% 15% 2 BDRM 2 BDRM</td>
<td>70% 25% 2 BDRM 2 BDRM</td>
<td>60% 25% 2 BDRM 2 BDRM</td>
</tr>
<tr>
<td>POPULATIONS SERVED</td>
<td>Non-Vet Veteran SRO Senior</td>
<td>Non-Vet Veteran SRO Senior</td>
<td>Non-Vet Veteran SRO Senior</td>
<td>Non-Vet Veteran SRO Senior</td>
<td>Non-Vet Veteran SRO Senior</td>
</tr>
</tbody>
</table>
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.

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.

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.

Expansion of the Urban Forest 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.

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.
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.
PROPOSED BUILDING PHASING

EXHIBIT 3.2

PHASE 6a
PHASE 6b
PHASE 7
PHASE 8a

PHASE 8b
PHASE 9a
PHASE 9b

PHASE 10b
PROJECT A
PROJECT B

PROJECT C
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
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.
SITE AREA
NW PHASE 6A
1.89 acres
IMPROVEMENTS
Williams Street roundabout, Veterans Garden, Wellness Trail, sidewalks
CURRENT SITE
Buildings 9, 11, 13, 25 [57 units Savannah] and 10 [Project Return]

SITE AREA
NW PHASE 6B
1.54 acres
IMPROVEMENTS
Town Square, Wellness Trail, sidewalks
CURRENT SITE
Buildings 13, 14 and 15 [100 units Savannah]

SITE AREA
SW PHASE 7
0.96 acres
IMPROVEMENTS
Commissary Expansion, Williams Street, Wellness Trail, sidewalks
CURRENT SITE
Buildings 6 [Harbor Interfaith] and 6 [PATH Ventures]

SITE AREA
SW PHASE 8A
1.52 acres
IMPROVEMENTS
Sacred Ground, Wellness Trail, sidewalks
CURRENT SITE
Buildings 30, 31 and 32 [various]

SITE AREA
SW PHASE 8B
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]

SITE AREA
NW PHASE 9A
1.57 acres
IMPROVEMENTS
Play Garden, sidewalks
CURRENT SITE
Buildings 28 [Veterans Affairs] and 29

SITE AREA
SW PHASE 9B
1.64 acres
IMPROVEMENTS
Play Plaza, San Gabriel Avenue, Wellness Trail, sidewalks
CURRENT SITE
Buildings 7 [vacant] and 8

SITE AREA
SW PHASE 10A
2.17 acres
IMPROVEMENTS
Sports Plaza, Willard Street, sidewalks
CURRENT SITE
Building 27 [FCCI]

SITE AREA
SW PHASE 10B
2.39 acres
IMPROVEMENTS
San Gabriel Avenue, Wellness Trail, sidewalks
CURRENT SITE
Buildings 39, 42 [CCD], 40 [LBUSD], and 43 [LAHH]

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

SITE AREA
BUILDING PROJECT A
0.35 acres
IMPROVEMENTS
Zocalo
CURRENT SITE
N/A

SITE AREA
WILLIAMS STREET PROJECT B
0.24 acres
IMPROVEMENTS
Williams Street West Extension
CURRENT SITE
N/A

SITE AREA
WILLIARD STREET PROJECT C
0.88 acres
IMPROVEMENTS
Willard Street Conversion
CURRENT SITE
N/A
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.
PROPOSED SUPPORTIVE HOUSING

EXHIBIT 3.4

PERMANENT HOUSING
TRANSITIONAL HOUSING
SHORT TERM HOUSING
SUPPORTIVE SERVICES

1
2
3
4

1
2
3
4

THE VILLAGES TOMORROW
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 be 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

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

ADMINISTRATION

WILLIAMS
PROJECT B

STREET: 10,450 SF

WILLIAMS
PROJECT C

STREET: 38,300 SF
The Williams Roundabout will create a visual terminus for Williams Street, improved traffic circulation & sustainable stormwater management infrastructure.
BUILDING HEIGHTS

EXHIBIT 3.7

1 STORY 2 STORIES 3 STORIES 4 STORIES 5 STORIES

THE VILLAGES TOMORROW
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
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.
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.

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

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

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.

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.

Reinforce the street edges along Williams Street, River Avenue, and the wellness trail. The building height shall step down at the north end to provide solar access to the courtyard.

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.

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.

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

**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.

**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.

**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.

**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.

**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.

**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.

**PHASE 10A**  
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.

**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 thatwalkers 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.
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.
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.

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.

CONNECTING COMMUNITY
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 be include saving, replanting and expanding the tree canopy with climate appropriate species that retain rainwater, reduce the local heat
PROPOSED

CIRCULATION STRATEGY

EXHIBIT 3.10

CIRCULATION STRATEGY

WALKING PATH
JOGGING PATH
BIKE PATH
NODE
ACCESS POINT
TEMPORARY ACCESS POINT

THE VILLAGES TOMORROW
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.
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 palate 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.
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.