



— THE —
VILLAGE
BY CORNERSTONE

A CUTTING-EDGE HOUSING MODEL FOR
DISABILITY INCLUSION AND COMMUNITY
BUILDING



The energy and
positivity in this space
is the foundation for
enchancing many lives
to come.

Thank you so much
for sharing your vision.

Bethan 11/20
F

SO THRILLED TO
SEE THIS MIRACLE
COME TO PASS IN
OUR MIDST.
Jay Mack

Thank you for
giving us the opportunity
to dream and hope
for our family's future
& of luck.
- Laura Sandoz

Thank You
for bringing
Dignity To
our love to us
many deserving people
that have so
much to give
the world.
Love, Denise Longo
& Attitude

Good Luck on This
Project:
Fred James
11/16/20



break meeting you today! Hope you enjoyed Maiston!

Handel
3/17/2

May all dreams + true.
With love + support,
Handel Schwartz

WE WELCOME
"THE VILLAGE"
TO OUR COMMUNITY
WITH LOVE & OPEN ARMS!
THE SAYITSKY'S

From the village of Oradea
to The Village by Cornerstone,
our family has come a long way!
We are so excited about continuing
the journey... Jilka Evans

energy and
g in this space
adation for.

A REVOLUTIONARY HOUSING MODEL

In the heart of Los Angeles

A transformative experience for people with disabilities that enriches lives, nurtures senses, and promotes growth, joy, and friendship.



A conversation changer that doesn't ask, "How do we include people with differences?" but declares, "Let's grow together!"



An upscale, timeless, and beautiful residence that also builds a compassionate, loving, and deeply connected community.



THE MISSION

The future is Neurodiverse

The Village sets a new standard for inclusive, independent living in the heart of Los Angeles.

We are a community that empowers people who have intellectual and developmental differences to be independent. We bolster active and healthy living, while providing autonomy through a scaffolding of services and programs that support our residents' diverse needs.

Our community serves as a nexus—for residents, for neighbors and for businesses—to come together and make an inspired statement about the unique value of every person.

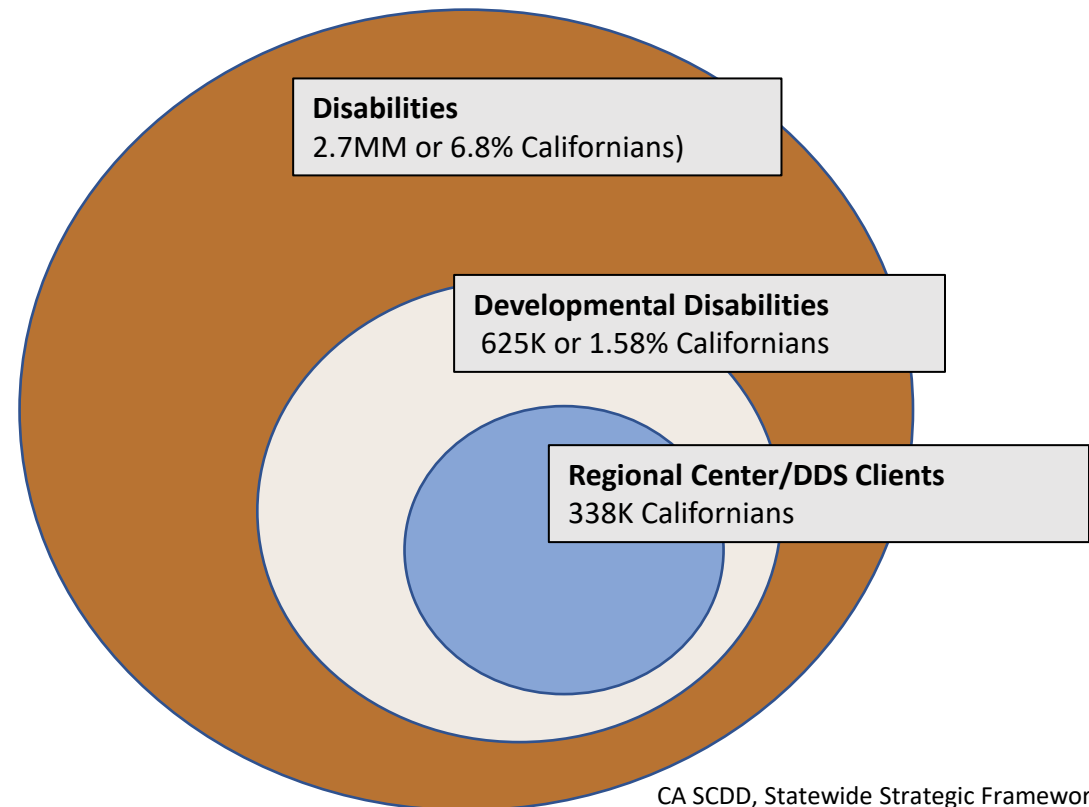
The Village embodies a revolutionary new model of disability acceptance and community building, poised to be replicated across the country.

The NEED

Independent and person-centered living



625,000 adults with developmental disabilities in California (federal definition)



CA SCDD, Statewide Strategic Framework

The NEED

Independent and person-centered living



1969 The Lanterman Mental Retardation Services Act (CA)
right to services and support to live more independent and normal lives.

1975 Education for All Handicapped Children Act (Federal)
free appropriate public education tailored to individual needs

1977 The Lanterman Developmental Disabilities Services Act (CA)
include people with other DD, “least restrictive” conditions to achieve services and support

1997 Individuals with Disabilities Education Act/ IDEA (Federal)
reauthorization & amendments to PL 94-142 of 1975; more amendments in 2004

1990 The Americans with Disabilities Act (Federal)
prohibits discrimination in employment, public accommodations, commercial facilities, transportation, and telecommunications

2013 Self-Determination Program (CA)
opportunity to have more control in developing service plans and selecting service providers; available to all eligible DDS consumers by 2021

What's next?

Housing opportunities that offer consumer choice, independence, and community integration.

The NEED

Independent and person-centered living

We are not...

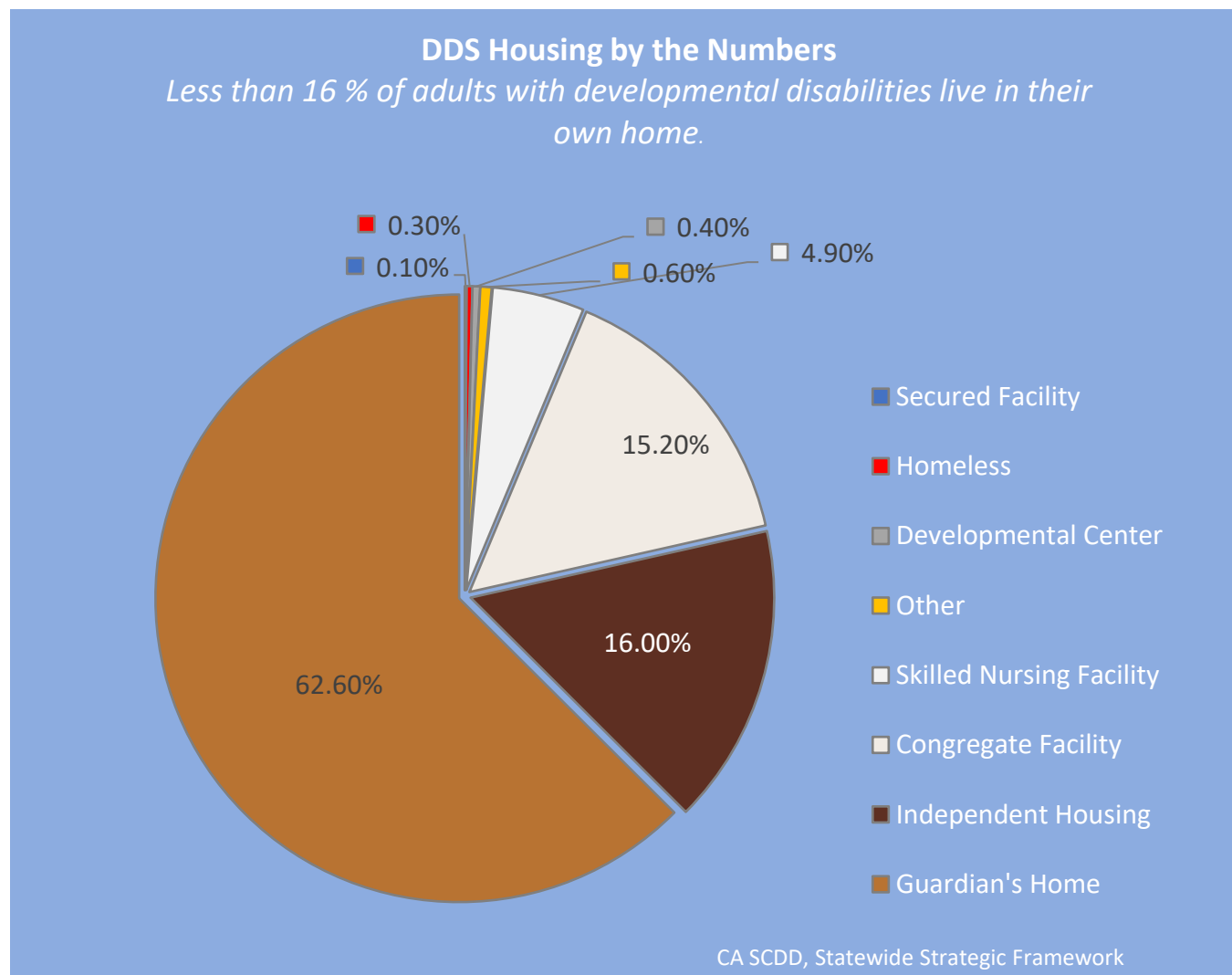
- Skilled Nursing/Assisted Living Facility
- Alzheimer's/Dementia Care
- Congregant Housing
- Affordable/Inclusionary Housing
- Permanent Supportive/Homeless Housing
- Group Homes

Federal and state government resources fail to address the need.

We are...

A person-centered model for independent apartment living designed with people who have developmental differences in mind.

A community that not only includes but embraces people with and without disabilities to celebrate the unique value of each person.



Visionary SOLUTION

A community that brings together residents, neighbors, and businesses

Imagine...

- visiting a friend with disabilities, and wishing you lived in their building, with its cutting-edge design and bespoke service offerings.
- having a sibling with an intellectual or cognitive disability living close enough to your house to be able to meet up and walk to a museum together or grab a bite to eat.
- going to make care baskets for veterans at a community volunteer day program, led by your neighbors who have disabilities.



EMPOWERING Residents

with and without disabilities

The Village will offer a supportive and enriching environment, providing residents with independence, well-being, and community.

This inviting, attractive building will feature healthy, mindful-living amenities and fun, engaging communal spaces.

Supportive features include:

- **autonomy and choice**
(independence-affirming features)
- **life skills support**
(social and educational programming)
- **off-campus connections**
(vocational and recreational)



Team & Expertise

It Takes a Village to build The Village

Cornerstone Housing for Adults with Disabilities is a nonprofit organization and has assembled a team of dedicated and experienced real estate professionals, architects, lawyers, and community leaders.

- The Village is inspired by the trailblazing work of **ETTA**, a leading service provider in Southern California since 1993. ETTA will be one of the service providers available to residents at The Village.
- The Village is created by the community and for the community. Dozens of individuals are contributing to the capital campaign, which is supporting the financing of the not-for-profit mixed-use complex.



The Capital Campaign

YOUR PLACE AT THE VILLAGE

Landmark name: this project will be a model for inclusivity and a community landmark

\$5 Million

Communal lounges: spaces that foster sensory regulation for relaxing, socializing and creative play

\$25,000

Residential spaces: support an entire floor of apartment units for residents to call home

\$1 Million

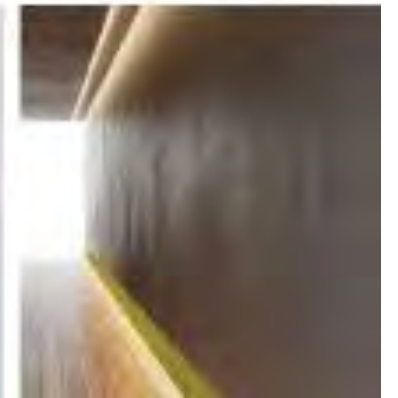




THE LOOK

Modern, tactile, inviting

Every detail, inside and out, has been developed with our clients in mind. Finishes and furnishings are meant to promote balance while also fostering creativity, community and social engagement.



Design & Construction

Unit Plans



UNIT C3

FAR = 871 SF
MSF = 860 SF



UNIT C2

FAR = 848 SF
MSF = 840 SF



UNIT C1

FAR = 886 SF
MSF = 866 SF



UNIT B3

FAR = 857 SF
MSF = 846 SF



UNIT B2

FAR = 858 SF
MSF = 848 SF



UNIT B1

FAR = 879 SF
MSF = 869 SF



UNIT A1

FAR = 421 SF
MSF = 410 SF

Project Site

Bringing the heart to the heart of a community.

The Village will be built in the center of metropolitan Los Angeles, part of the Beverly Hills-adjacent Beverlywood neighborhood.

A short walk from:

- outdoor parks
- easy shopping
- diverse restaurants
- options for jobs, classes, worship & more



9224 W. Pico Blvd.



Site Characteristics

9224 W. Pico Blvd.

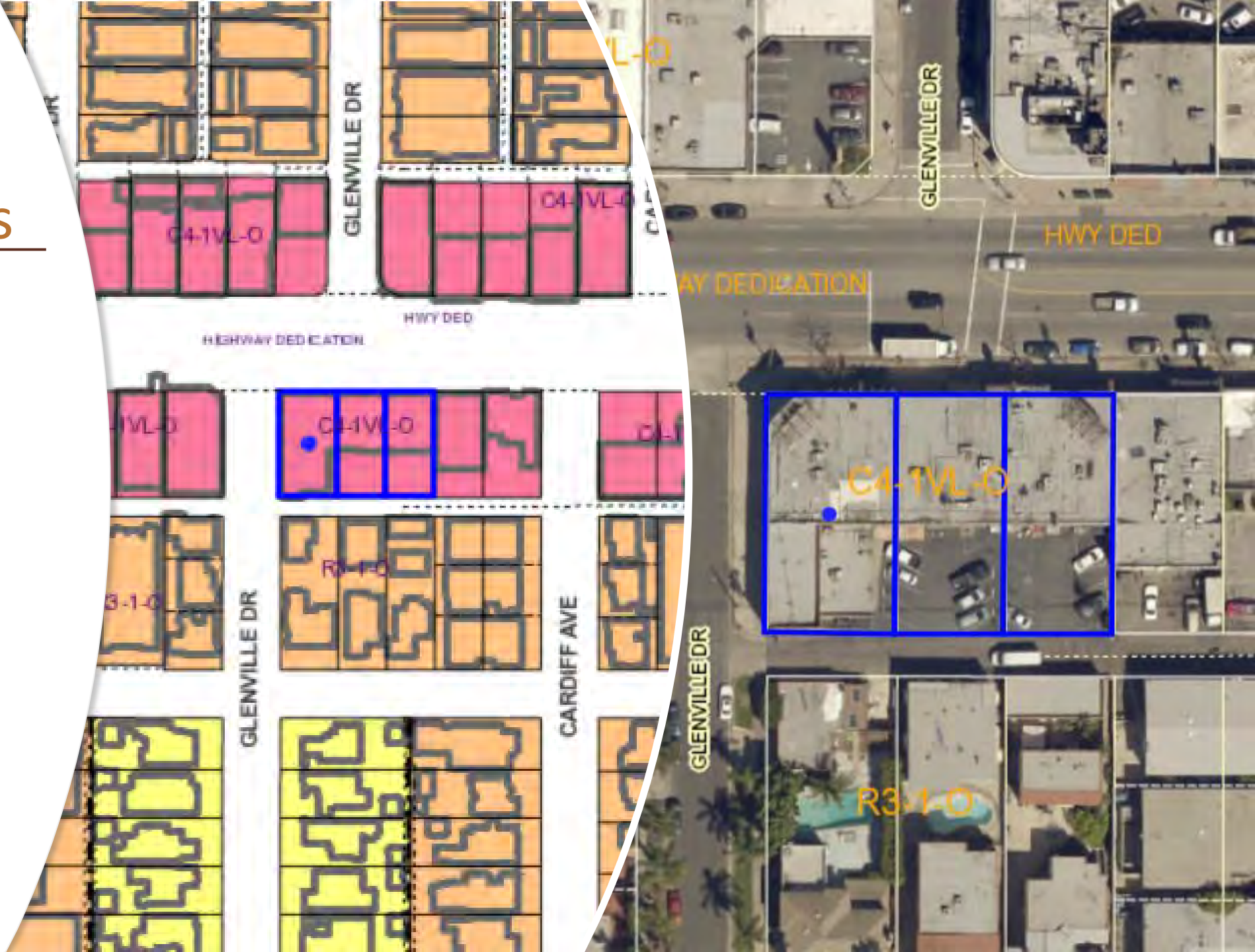
ZONING

- C4-1VL
- 1 unit per 400 sq. ft.
- 45' Height Limit
- 1.5:1 Floor Area Ratio (FAR)
- Lot Area: 15,885 sq. ft.

EXISTING USE

- Commercial
- No existing residential units
- No Historic Resources

The Site is NOT Transit Priority eligible



Project Description

Size Specifications

- 67,818 total sq. ft (3:85:1 FAR)
- 15,885 sq. ft. lot
- 9,500 sq. ft. ground-floor retail space
- 84 ft. high/ 6 above ground stories

Residential Units

- 28 studio, 24 one-bedroom, 12 two-bedroom
- 56 market rate
- 8 *very-low income* (16% of base density)

Parking

- 55 vehicle parking spaces
 - 87 bicycle parking spaces
- > 6,700 sq. ft. common open space



Design & Construction

Floor Plans: Ground Floor

- 9,500 sq. ft. of flagship retail space
- 24 hour building security
- residential entry lobby
- rideshare waiting area
- convenient access to public transit
- bike parking
- garage entrance off alley to subterranean parking



Floor Plans: Level Two

- lively lounges and activity rooms
- state-of-the-art gym
- office and conference rooms
- community dining room and demonstration kitchen
- laundry room
- open-air terrace and organic garden
- dog park



Design & Construction

Floor Plans: Level Three

- options for studio, one-bedroom or two-bedroom apartments
- courtyard
- independent access
- elevator and stair accessible
- A/C and heating
- shared lounge space



Design & Construction

Floor Plans: Levels Three through Six

- options for studio, one-bedroom or two-bedroom apartments
- independent access
- elevator and stair accessible
- A/C and heating
- shared lounge space



Design & Construction

Floor Plans: Rooftop

- barbecue patio with comfortable seating
- gorgeous city views in sunlight or moonlight
- flexible space for get-togethers and events
- accessible and safe





The Village behind The Village

The Village is more than a real estate project...

The Village is a nexus for community engagement and development that includes adults with disabilities alongside experts in housing, philanthropy and public policy.

You can join us to alleviate our housing crisis and further inclusion!



— T H E —
VILLAGE
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Get in touch

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www.thecornerstonevillage.org

