

Accessibility Features of Cotman Vistas

Cotman Vistas is designed to be a model of fully accessible housing. All of its tenants have physical mobility disabilities. It was developed by MaxHousing and opened in 2013. Throughout the design process, MaxHousing drew upon its 30 years of developing, operating, and managing accessible housing for people with mobility disabilities.

The accessibility and attention to detail in the Cotman Vistas development and design are at the highest level possible to meet the unique needs of this population. Accessibility is often easier to show than to tell; the accessibility features are shown here through blueprints, photos, and diagrams. The following pages cover these specific areas:

Fully Accessible Entry.....Page 2

Full accessibility is noticeable upon first glance at the Cotman Vistas site. Modifications to sidewalks, entryways, and doors make them usable for all tenants, regardless of disability.

Fully Accessible Common Areas.....Page 3

Once inside Cotman Vistas, accessibility features can be spotted throughout the common areas. Doorways and hallways are wide to accommodate tenants who use wheelchairs. Safety features include handrails and two elevators. Common spaces, including the lobby and elevator waiting areas, are spacious with room for tenants to maneuver wheelchairs, socialize, and wait comfortably. Elevators, laundry rooms, trash rooms, and the office are centrally located.

Fully Accessible Apartments.....Page 4

Cotman Vistas is home for people with mobility disabilities and their families. The fully accessible site, entries, and common areas enhance the quality of their lives. However, these families spend the majority of their time in their units and full accessibility allows them to live as independently as possible. The accessibility features begin at the entrance to the units and extend throughout.

Fully Accessible Kitchens.....Page 5

The Cotman Vistas kitchens are designed to be fully accessible so that tenants can use their kitchens with as little assistance as possible.

Fully Accessible Bathrooms.....Page 6

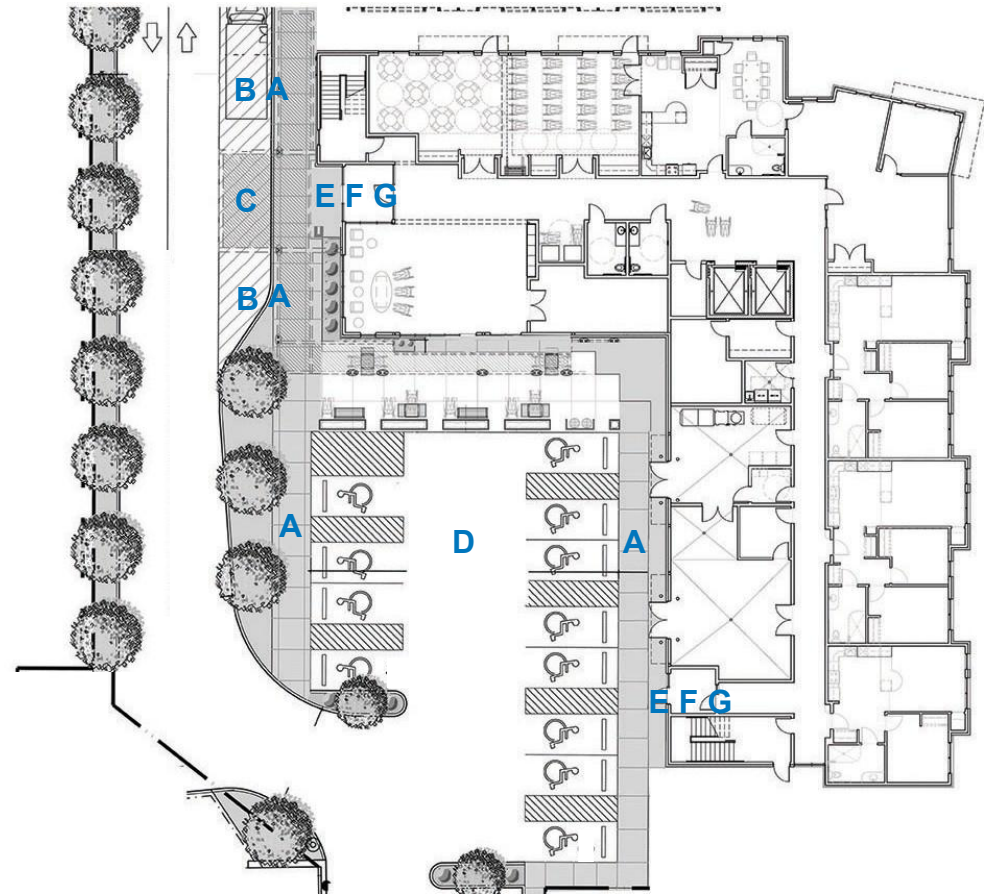
The Cotman Vistas bathrooms are accessible and flexible, with features that can be modified to fit tenants' individual needs. The bathrooms in both the one-bedroom and two-bedroom units are spacious, with an integrated shower area that maximizes the turning radius throughout.

Cotman Vistas is truly a model of accessibility and a perfect home for its mobility-disabled tenants. To meet the unique needs of this population, all of the common areas and units must be fully accessible to enable Cotman Vistas tenants to live as independently as possible.

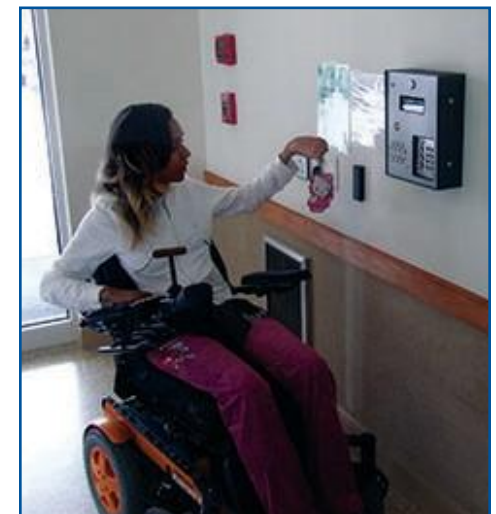
Cotman Vistas: Fully Accessible Entry

Full accessibility is noticeable upon first glance at the Cotman Vistas site. Modifications to sidewalks, entryways, and doors make them usable for all tenants, regardless of disability.

- A Wide sidewalks** eliminate barriers and make it easier for tenants to get to their transportation or Euclid Avenue from any point on the sidewalk
- B The drop-off area** is out of the main driveway and allows vehicles, including community responsive transit vehicles, to pull up close to the sidewalk, making it easier for tenants to get in or out
- C Porte-cochere** covers the main entry and allows tenants to comfortably and efficiently enter and exit vehicles, regardless of the weather
- D Handicapped parking spaces** are centrally located, close to the main and secondary entries
- E Automatic door openers** on the entry doors remove the need to manually open and hold open heavy doors
- F Key cards** can be used to open doors so that tenants with limited reach or low hand dexterity do not have to maneuver keys
- G Intercoms** in both entry vestibules allow visitors to call tenants on their phone lines or cell phones to gain entry



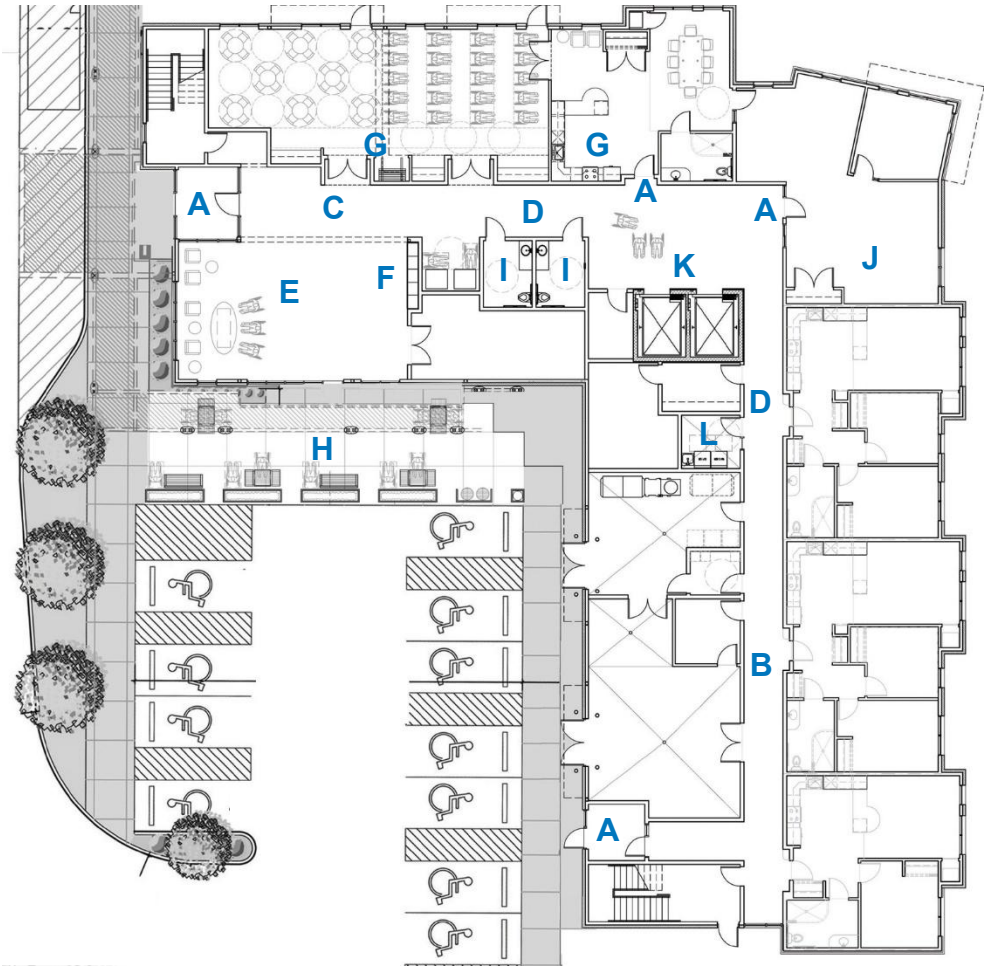
- A** Wide sidewalks at the entry allow tenants who use wheelchairs to easily leave the sidewalk
- C** Porte-cochere protects tenants from the weather when entering and exiting vehicles



Cotman Vistas: Fully Accessible Common Areas

Accessibility features in the common areas of Cotman Vistas ensure that tenants can travel down hallways, wait for transportation and socialize comfortably, and take advantage of the outdoor patio area. In addition to being accessible, necessities are located centrally, allowing all tenants to use them easily. The plan shows the first floor, patio, and accessible parking area.

- A** **Doorways** are at least 36 inches wide with lever handles or auto dooropeners
- B** **Low-pile carpet** in residential hallways is glued to the floor and is easy for wheelchairs to roll over
- C** **Vinyl composition tile or terazzo flooring** in the hallways, trash, and laundry rooms is easy for wheelchairs to roll over and eliminates trip hazards
- D** **Hallways** are six feet wide so that tenants who use wheelchairs can easily turn around or travel together and have a handrail to provide support to tenants who walk
- E** **Lobby** is spacious with windows so tenants, either with or without their caregivers, can comfortably wait for transportation or visit with neighbors and friends
- F** **Mailboxes** are ADA-compliant, mounted low, and located close to the entry
- G** **Community room** is spacious and adjacent to an accessible kitchen
- H** **Patio area** features accessible picnic tables, grills, and planters for tenants
- I** **Public bathrooms** are fully accessible and located near the lobby, community room, and patio so that tenants can easily use the bathroom if needed when enjoying those common spaces
- J** **Office** is centrally located and has five-foot turning radius throughout
- K** **Two elevators** are centrally located and have a large waiting area on each floor to accommodate multiple tenants and their caregivers
- L** A centrally-located **laundry room** on each floor has front-loading machines



F Mailboxes are ADA-compliant



H Patio area has planters tenants can use



K Elevators are centrally located with a spacious lobby on each floor



L Laundry room with front-loading machines

Cotman Vistas: Fully Accessible Apartments

Cotman Vistas is home for people with mobility disabilities and their families. These families spend the majority of their time in their units and full accessibility allows them to live as independently as possible.

- A Parcel shelf** in the corridor outside the unit is 34 inches high so tenants can place packages and bags on it as they look for keys and open the unit door
- B Automatic door openers** on the unit entry doors remove the need to manually open and hold open heavy doors
- C Doors** are 36 inches wide with lever handles and swing-away hinges
- D Vinyl composition tile** in the kitchen and bedroom minimizes tripping hazards and is easy for wheelchairs to roll over
- E Low-pile carpet** in the living room is glued directly to the floor to minimize tripping hazards and to make it easy for wheelchairs to roll over
- F A wide travel path** with five-foot turning radius and no steps or barriers allows tenants to easily maneuver through the unit and utilize each room
- G Closets** feature **low shelves** and light-weight **curtains** with pull-rods
- H Paddle light switches** are easy to use; light switches are lowered and **outlets** raised so tenants can use them regardless of mobility
- I Casement windows** are two-feet from the ground and have easy-open handles so tenants can see out their windows, and open and close them
- J Central air and heat** are crucial for tenants with disabilities, as extreme temperatures can exacerbate disabilities and other health conditions



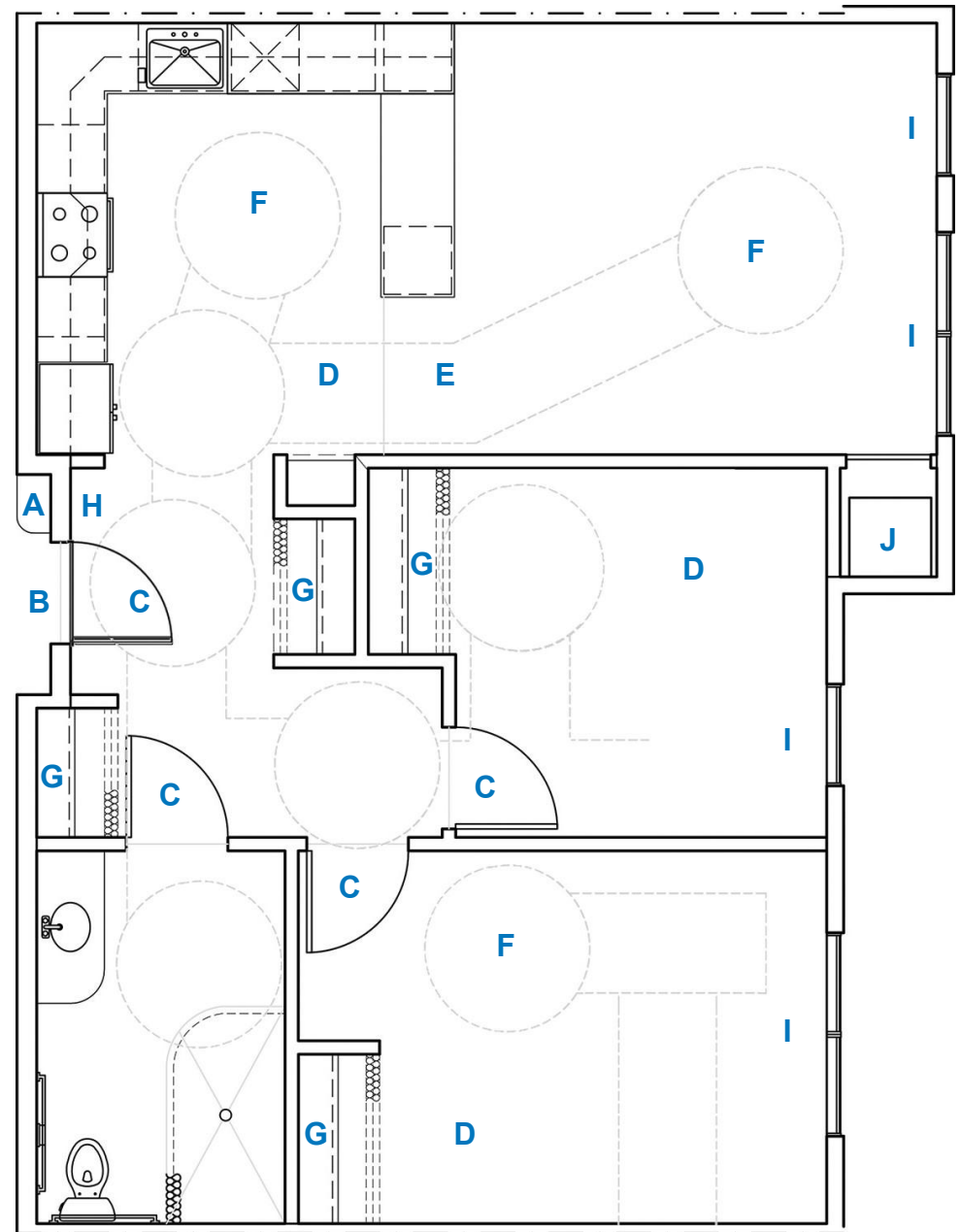
G Easy-to-reach paddle light switches



I Low, easy-to-open windows



F Closets use curtains with pull-rods



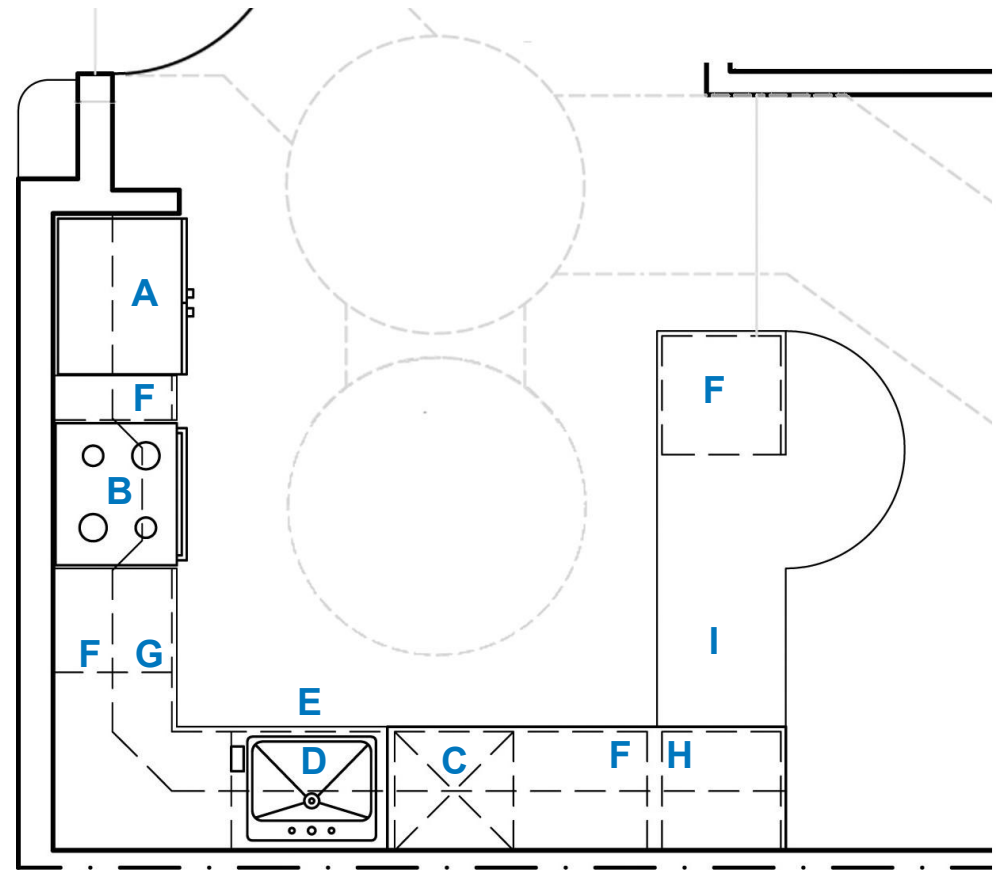
"I am truly independent here. I can open and close windows. I don't struggle getting in and out of my apartment. There's so much space. It officially feels like home."

Greg, Cotman Vistas Tenant

Cotman Vistas: Fully Accessible Kitchens

The Cotman Vistas kitchens are designed to be fully accessible so that tenants can use their kitchens—from getting a glass of water to cooking a meal to cleaning the kitchen—with as little assistance as possible.

- A Refrigerator** is side-by-side so that tenants can easily open and use both the refrigerator and freezer; it has an ice/water dispenser that is easy to use
- B Electric range** is 32 inches high with front controls and a smooth-top that are easy and safe for all Cotman Vistas tenants to use
- C Dishwasher** is 34 inches high, ADA-compliant, and located next to the sink
- D Sink** has a lever handle and is open underneath so tenants can sit on a chair or pull their wheelchair under the sink when using it
- E Garbage disposal and plumbing** are located in the back of the sink to provide open space and minimize safety hazards; switch for the garbage disposal is located under the sink
- F Cabinets** are 32 inches high, allowing tenants to use the counter comfortably, and a high toe-kick keeps them from having to reach down very low to the bottom shelf
- G Outlet mounted underneath the upper cabinet** is closer and safer to reach than outlets mounted on the wall
- H Cabinets** feature D-shaped handles and roll-out shelves
- I Peninsula** (with built-in table in the one-bedroom units) is open underneath and provides additional counter space to use as a table, work space, or desk



A Side-by-side refrigerator
B Range with front controls



C ADA-compliant dishwasher



H Cabinets feature roll-out shelves



D Sink has lever handle, is open underneath
E Garbage disposal and plumbing in back



I The peninsula can be used as a table, kitchen work space, or a desk

Cotman Vistas: Fully Accessible Bathrooms

The Cotman Vistas bathrooms are accessible and flexible, with features that can be modified to fit tenants' individual needs. The bathrooms in both the one-bedroom and two-bedroom units are spacious, with an integrated shower area that maximizes the turning radius throughout.

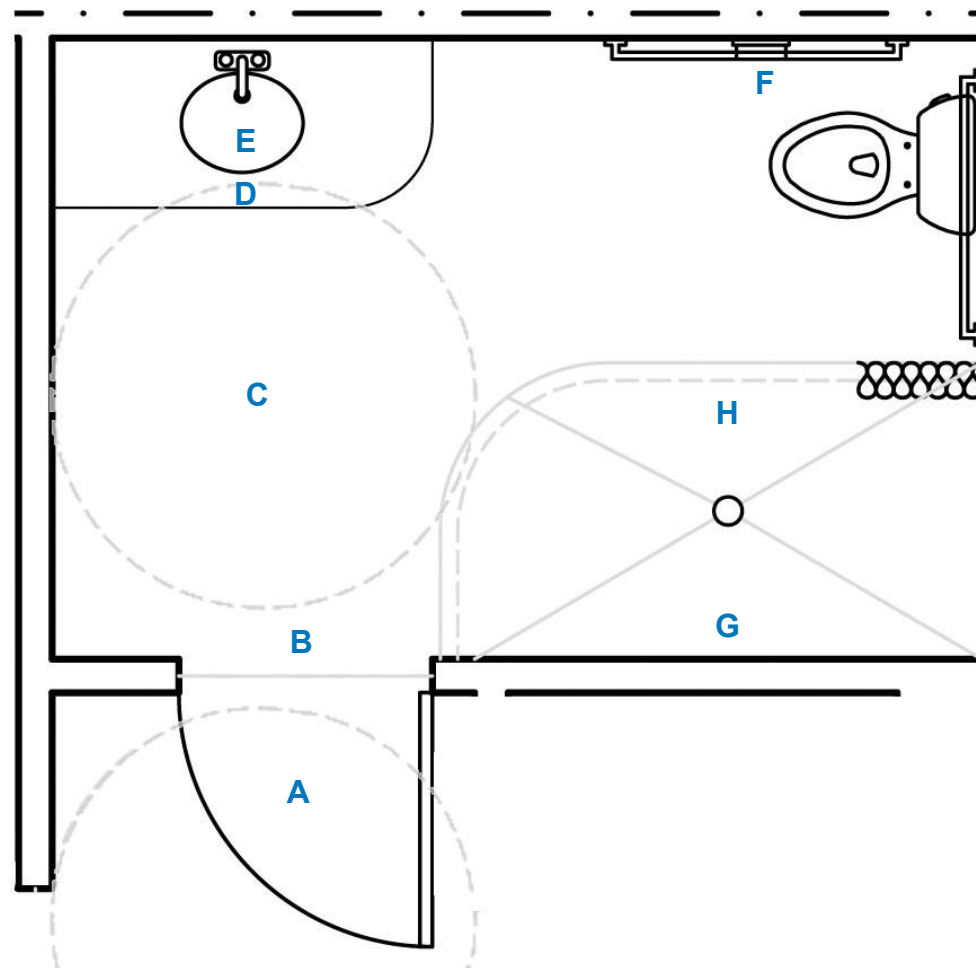
- A** The 36-inch wide **door** swings out so tenants can be reached if they fall or need assistance in the bathroom
- B** **No barriers and low threshold** make the bathroom usable by tenants who use wheelchairs
- C** **Best Bath system** has a pre-engineered sloped floor with consistent drainage
- D** **Vanity** is 32 inches high and open underneath so that tenants can pull a wheelchair under or sit on a chair at the vanity and use the sink; mirror and medicine cabinet are also low
- E** **Sink** has a single-lever handle that is easy for all tenants to use
- F** **Grab bars** are typically mounted next to and behind the toilet; at Cotman Vistas, the walls are reinforced so that grab bars can be mounted exactly where needed by each tenant
- G** **Shower** has handheld shower head so that tenants can easily wash themselves and caregivers can easily assist the tenant
- H** **Roll-in shower** eliminates barriers and allows tenants who use wheelchairs and those who need assistance when bathing to easily shower



- B** No barriers and low threshold
- C** Best Bath system with consistent drainage
- H** Roll-in shower eliminates barriers



- D** Vanity is 32 inches high, open underneath, and has a low mirror
- E** Sink with lever handle



- F** Grab bars mounted per tenant need; walls are reinforced so more can be added
- G** Handheld shower head

"I love the bathroom! The grab bars are where I need them. It's easy to get in and out of my wheelchair."
Kim, Cotman Vistas Tenant