



Welcome to the Neighborhood

Highlights of the Langdon & Anne Simons Senior Apartments

Providing Safe, Decent, Affordable Housing

- There are a total of **92 tenant and 3 live-in staff units**. All of the studio units have full kitchens and bathrooms, at an average of 460 square feet. Each residential floor has laundry facilities with two washers and dryers.
- Tenants can socialize in **two tenant lounges** on the second floor: one has a full kitchen, and the other features a comforting gas fireplace. **Three staff offices** are located near the tenant lounges, accommodating case managers and the visiting nurse program.
- Tenants can enjoy warm weather on **two outdoor decks** on the second and third floors. These decks are visually and acoustically buffered from Third Avenue traffic, and feature drought-tolerant landscaping.

Helping our Neighbors in Need: *Features for seniors & veterans*

- All of the units feature **wheelchair-accessible bathrooms** with a five-foot turning radius, and can be retrofitted to include grab bars. Of the 92 tenant units, five are fully handicap accessible units with a **full complement of grab bars** in the bathroom and **lowered work surfaces**; eleven are hybrid units with a full complement of grab bars in the bathrooms.

Thinking Green: *Energy efficiency & safety features*

- Architects had energy efficiency and safety in mind when designing the Simons Apartments. The building boasts grab bars along all hallways and color-coded floors for safety, a high efficiency hydronic water heating system, "beyond code" building and window insulation, natural cooling ventilation, large high windows to draw in daylight and occupancy light sensors in common areas to promote energy efficiency.

Being a Good Neighbor: *Improvements to the downtown community*

- A large community meeting space on the street level will be available free of charge to neighborhood community groups for meeting and gatherings.
- The Simons Senior Apartments promotes bicycle and pedestrian commuting. A shower and lockers are available for staff, and the Third Avenue sidewalk is beautifully landscaped for a pleasant environment.