



SRC Expansion Residents' Alternative Proposal

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Presentation Agenda

- Challenges to SRC thriving in the long term
- Maps of building locations
 - PRS proposal
 - Residents' Alternative Proposal
- Summary of Residents' Alternative Proposal
- Story Pole Issue
- Next steps - Planning Commission and City Council
- Q&A



Key challenges to SRC thriving in the long term

- IL is too small for long term financial viability
 - PRS assessment
- Health Care Center (Skilled Nursing Facility, SNF) is oversized (relative to IL) and outdated
 - Potential to become a financial drain
 - Uncompetitive, unattractive to potential residents



SRC Unique Advantages



- Ideally situated between the Santa Cruz Mountains and San Jose
 - One of the best living environments in N California
- Semi-rural campus
 - Quiet environment
 - Large number of mature trees and grass lawns
 - Odd Fellows Historic Park in the center of the campus
 - Open air recreation on site
- ***SRC's unique bucolic ambiance and the quality of life it offers is worth preserving***

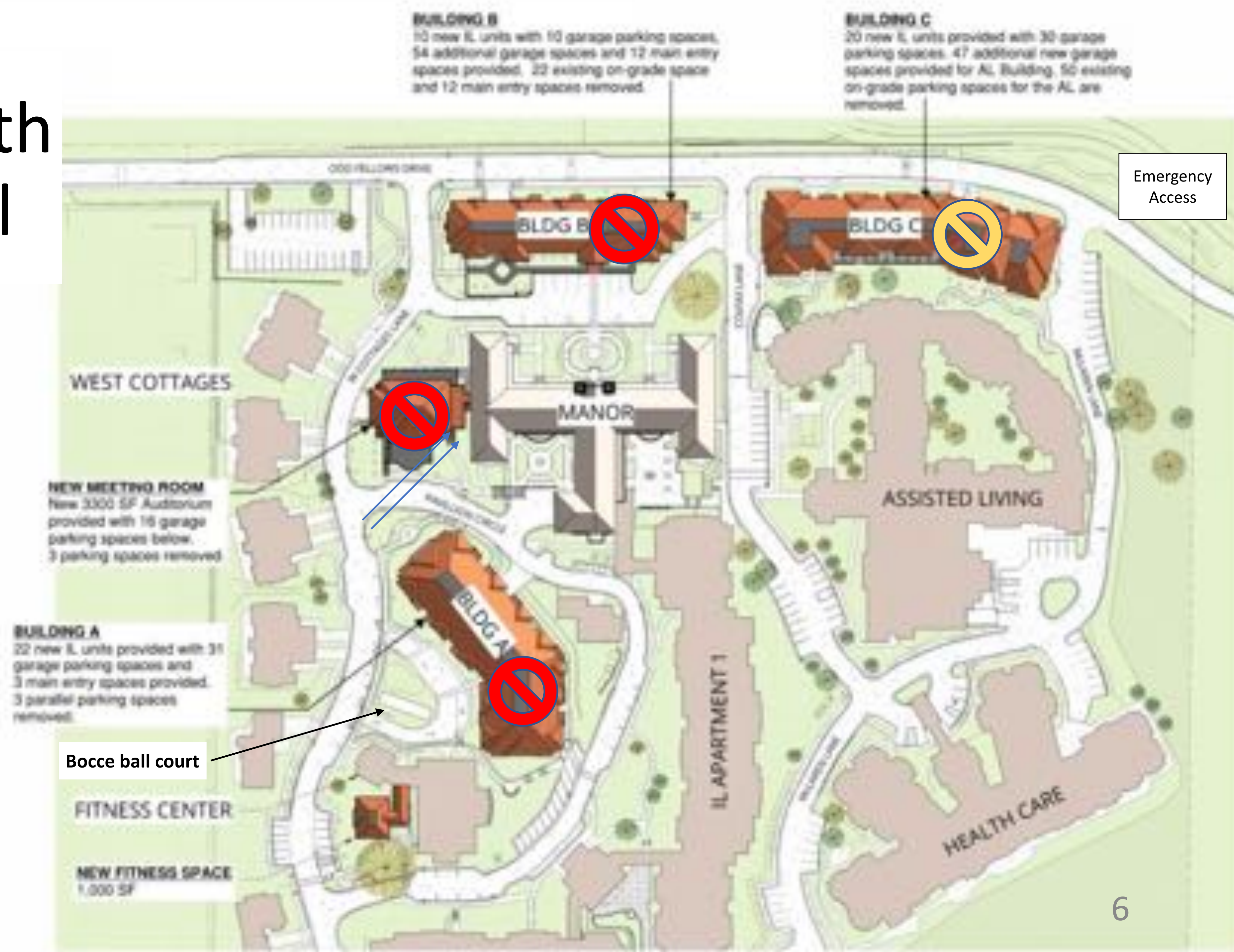
PRS Proposal

- Three new apartment buildings: “A”, “B”, “C”
- Barnes Hall converted to Bistro
- New meeting room
- Fitness Center Addition
- Additional underground parking
- Health Center Internal remodel
- New emergency access



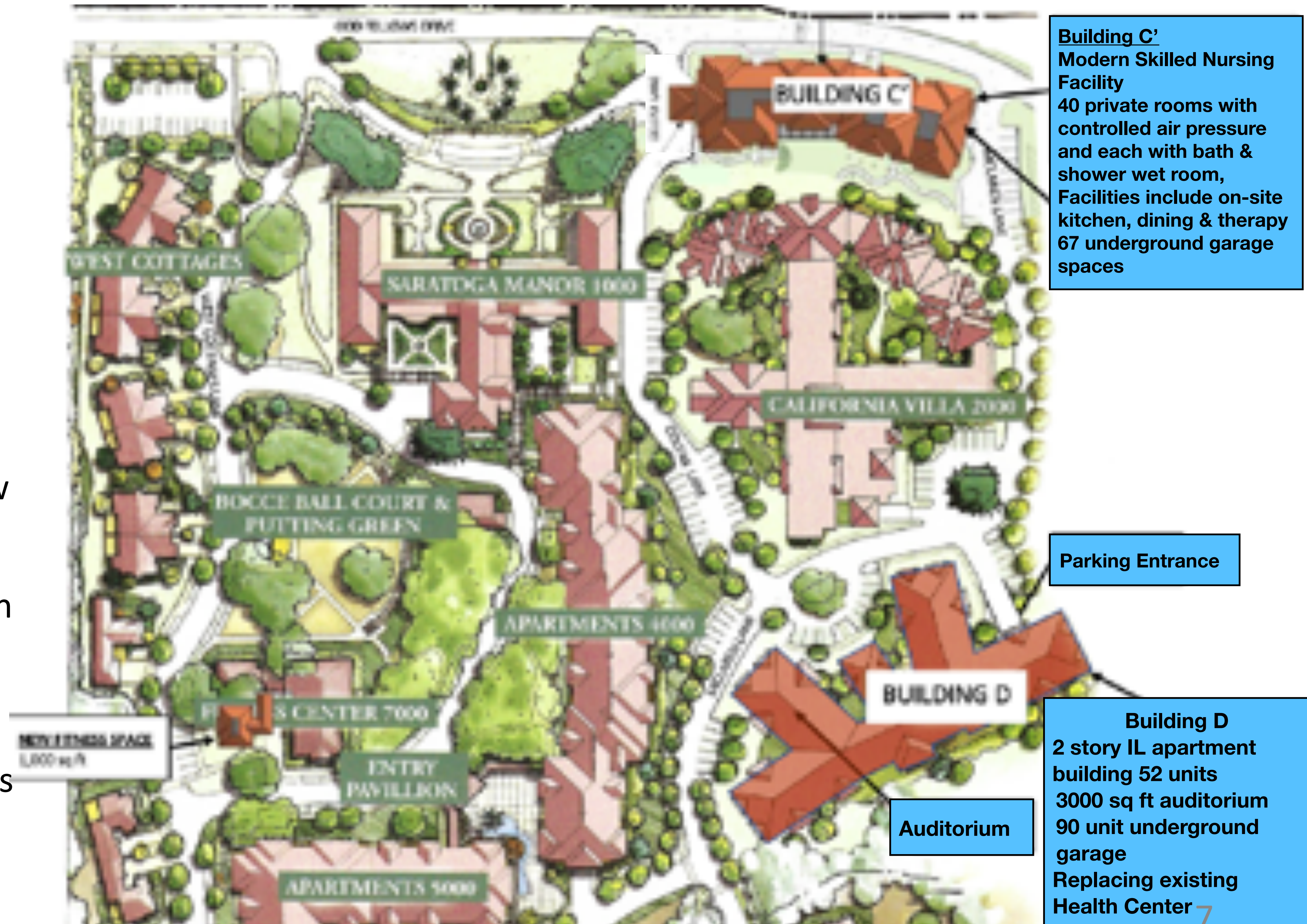
Concerns with PRS proposal

-  shows proposed buildings that we feel destroy the heart of the campus
 - Buildings occupy all the open green space on campus
-  shows a building that is too large and impacts nearby trees
- Construction turmoil campus-wide



Residents' Alternative Proposal

- Repurpose new building C as a Skilled Nursing Facility (Building C')
- Replace the existing health center by a new apartment block (Building D)
- Fitness Center addition
- Additional underground parking
 - More than PRS plan
- New emergency access
 - Building C' close for emergency evacuation





Expanded View of Building C' Modern Skilled Nursing Facility

- Same location and same number of stories as Building C proposed by PRS plan, but about 1000 sq ft smaller on each level, which avoids removing current trees on the Manor building side.

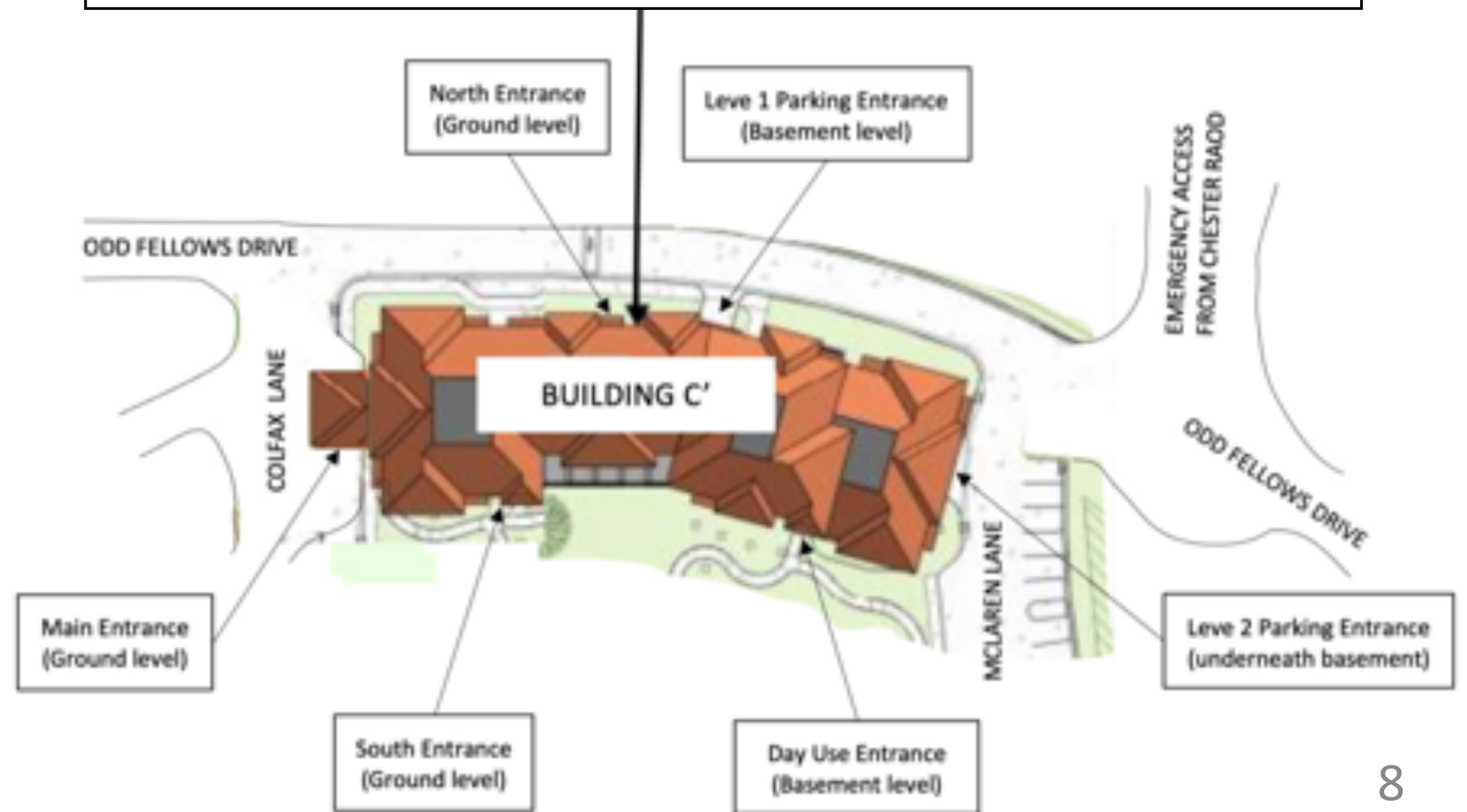
Building C'

Modern Skilled Nursing Facility

40 private rooms with controlled air pressure and each with bath & shower wet room

Facilities include on-site kitchen, dining & therapy

67 underground garage spaces





Alternative Proposal – Summary and timeline

- SRC Campus Retains Open Green Spaces
- Retains its Attractiveness
- Retains numerous mature trees

| Action | Purpose | Months |
|--|--|--------------------------------|
| Plan & Design Building C' & D | Prepare for Project | 10 |
| Obtain Permits (City and OSHPD) | | 8 (Total 18) |
| Build Building C' (similar location and external appearance to PRS plan) <ul style="list-style-type: none"> • 67 space underground garage • 10 space surface parking • 40 single units with ensuite wet room (toilet, bath & shower) • Including kitchen, dining & therapy | Provide resized modern skilled nursing facility (SNF), Provide needed parking KEY OBJECTIVE Re-size and modernize SNF KEY OBJECTIVE | 12 18 (Total 30) |
| Move patients from old SNF to new SNF | | 1 |
| Demolish & remove old SNF | Make room for new apartments | 2 |
| Build Building D <ul style="list-style-type: none"> • 90 space underground garage • 20 space surface parking • 2 Story Apt Building (52 units, 1350 average sq ft) • 3000 sq ft Auditorium | Provide needed parking KEY OBJECTIVE Add Independent Living KEY OBJECTIVE Provide new meeting room for residents KEY OBJECTIVE | 12 18 (Total 30) |
| Build Fitness Center Expansion (as per PRS plan) | Requested by residents KEY OBJECTIVE | |
| Modify Manor internal space to include additional dining area | Provide dining for additional residents KEY OBJECTIVE | |



Key features of the Residents' Alternative Plan proposal

- Replace proposed building C with a Skilled Nursing Facility (Building C')
- Replace the existing health center by a new apartment building (Building D)
- Retain the Fitness Center extension and new emergency access both from the PRS proposal unchanged



Advantages of the Residents' Alternative Plan proposal over PRS proposal

- The construction of a single residential building saves costs, is less disruptive than building three residential buildings and reduces construction duration
- The provision of a Skilled Nursing Facility adjacent to a new proposed emergency access from Chester Road facilitating emergency evacuation from the new Skilled nursing facility and campus
- The re-use of the existing Health Center footprint for the new residential building enables re-use of existing services and simplifies permitting
- Construction preserves current open spaces and current mature trees.
- Construction location causes considerably less disruption.



Support for the Residents' Alternative Plan proposal

- The Residents' Alternative Plan proposal, though developed by just a few residents, has rapidly received wide support among SRC residents.
- Residents' Council survey:
88% of the Independent Living residents responded. Of those, 76% oppose the PRS plan and support the Residents' Alternative Proposal.
 - (Published on December 22nd, 2021)



Summary

- The PRS Master Plan destroys the main features of our bucolic campus permanently
 - It destroys the residents' expected quality of life
- The Residents' Alternative Plan -
 - Provides same number (52) of new IL units
 - Avoids the need to destroy our bucolic campus
 - Avoids digging up every open piece of grass
 - Minimizes impact on residents by limiting construction sites
 - Provides a brand new, resized, up-to-date, modern SNF
 - Preserves the beautiful green campus that we originally bought into
 - Including 68 mature trees

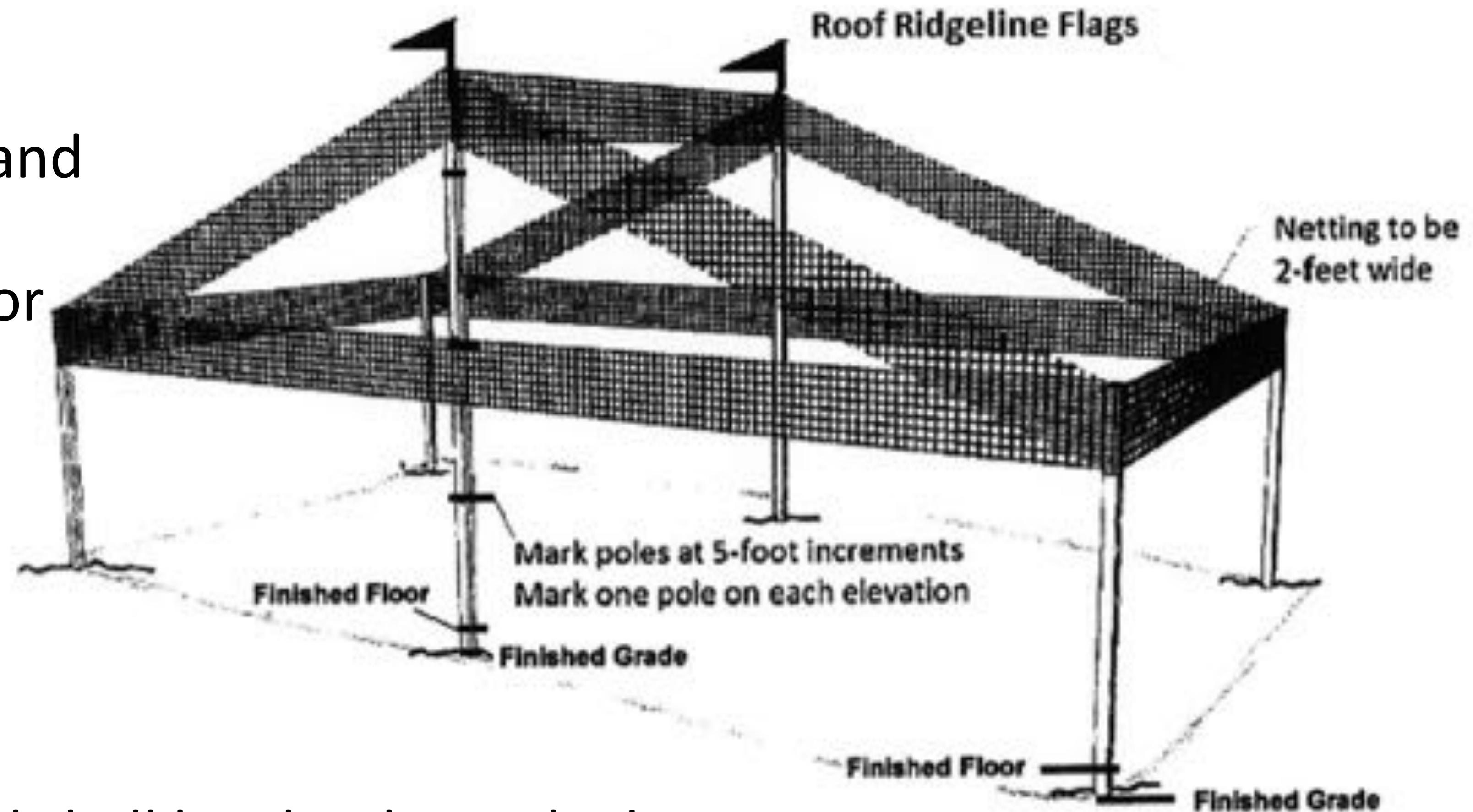


Saratoga City Ordinance specifies Story Poles

Timing: Install story poles and mark trees proposed for removal at least 3 days prior to public hearing

Requirements: Story poles shall be erected and orange netting will be used to approximate the mass, shape and roofline

Trees proposed for removal shall be clearly marked





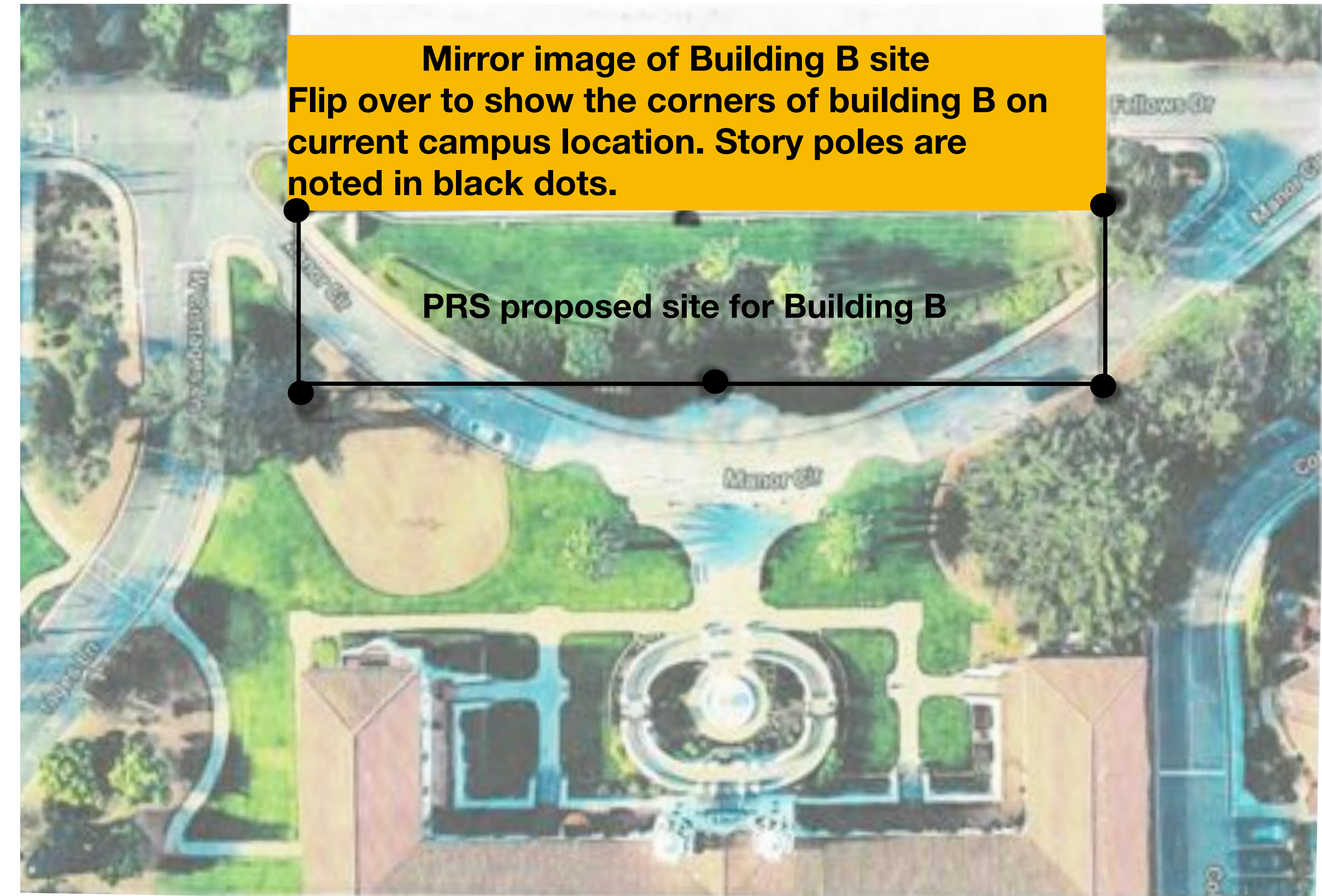
Story Poles Story

- Saratoga requires story poles for projects:
 - Depict elevations and silhouettes of buildings
- Requires marking of trees to be removed
- PRS intend to request an exception to requirement, claiming:
 - Project is large scale (unlike a residential project)
 - Poles will interfere with traffic, parking and normal operations
 - Poles will interfere with trees
 - Use of their prepared video is sufficient



Objections to PRS exception request

- 80 SRC Residents objected to granting Exception
- Formal letter sent to Saratoga Planning Department
 - Large scale no basis - bad precedent
 - Showed poles do not interfere with traffic
 - Video prepared at 12' height - cartoon?
 - Video does not show campus before and after views
 - Does not show trees for removal
- Saratoga Planning Commission to decide on waiver
 - Will hold public hearing
 - Residents must provide input and show up



Story poles locations for the PRS proposed Building B.

- Black lines outlines the foot print for Building B.
- Orange patch shows the dimension of the Building B. Flip over the Orange patch to map the foot print of the actual site . Story poles locations are noted in black dots.
- Pictures taken from Google Map and Building B from PRS Master Plan presentation (Jan. 27, 2021).











Call to action - Story Poles

- Participate in Planning Commission public hearing on Story Poles (date is still TBD)
- Wear green T-shirts, even if the hearing is on Zoom
 - Commissioners are politicians and want to make voters happy. We residents are voters!
 - Residents must demonstrate to politicians that we are seriously opposed to granting a Story Pole exception
 - If we don't show them that we care enough about Story Poles to participate in their public hearing, then we will lose
 - Public participation is key to preventing PRS from getting away with avoiding their Story Poles obligation to the community



The famous green T-shirt ... and it's free

- Please wear the T-shirt as a commitment of support for the Residents' Alternative Plan at the Saratoga City's public hearings.
- 68 residents have already signed up to receive a T-shirt!!!
- If you have not signed up, then please let Dick DuBridge (1-408-867-7127) know your size.
 - Side-to-side across the chest:
M 20", L 22", XL 24"





Questions?
Comments?